1 sc Stamps Issued
$ 21.084 (8.44)

GREENVILLE CO. S.C.
JOHN 35 PH '81
ERSLEY

BOOK 1541 PAGE 716

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

# MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Mortgagors Title was obtained by Deed From OTIS DAVIS and Recorded on JANUARY 24, 19 56. See Deed Book # 543, Page 536 of GREENVILLE County.

WHEREAS, WE, ALVIN HENRY DAVIS AND MILIDA B. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST FINANCIAL SERVICE D/B/A FAIRLANE FINANCE CO. FOREST ACRES SHOPPING CENTER, EASLEY, SC 29640

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Forty Five Thousand Six Hundred Dollars and No/Cents

Dollars ($45,600.00) due and payable

Payable in One Hundred Twenty (120) equal monthly installments of Three Hundred Eighty Dollars each (380.00). The first installment being due and payable on the 18th day of June 1981 and a like sum being due and payable on the 18th day of each month thereafter until the entire sum is paid in full.

~~with interest thereon from~~ ~~at the rate of~~ ~~per centum per annum, to be paid:~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of GREENVILLE

ALL that lot of land in the State and County aforesaid, East Gant District, designated as Lot 7 on plat of property of Otis Davis made by C. O. Riddle, January, 1956 and of record in the R. M. C. Office for Greenville County in plat book JJ page 8 and more particularly described according to said plat as follows:

BEGINNING at the intersection of South Carolina Highway No. 291 and a private road, thence along the northern side of said highway N. 81-33 E. 191 feet to corner of said Lot 7, thence N. 16-57 E. 147.8 feet to corner of Lot 6, thence N. 72-38 W. 170.4 feet to the aforesaid private road at sanitary sewer line, thence S. 17-22 W. 230.6 feet to the point of beginning, and being a part of the fifteen acre tract of the Tindal property.

This is the identical property conveyed to Alvin Henry Davis and Milida B. Davis, dated January 21, 1956, recorded January 24, 1956 in Deed Book 543 at page 536, in the Office of Clerk of Court for Greenville County, South Carolina, and conveyed by Otis Davis.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX
20.44

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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