STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

HANKERSLETP ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Carl F. Davis and Gladys H. Davis

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

in 84 monthly installments of Two Hundred Thirty-nine and 76/100 (\$239.76) each beginning July 8, 1981.

WHEREAS, the Mortgagor may bereafter 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 raid 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 piece, parcel or lot of land in O'Neal Township, Greenville County, State of South Carolina known as and being a part of the land of the Curtis Bradley estate adjoining the lands currently owned by Lura Turner and David and Glenda Hendrix also other property owned by Grantors. Said property being more fully described by plat and survey on July 3, 1967 by Terry T. Dill, Reg. C. E. & L. S. #104 with the following metes and bounds to-wit:

BEGINNING on an iron pin on East side of Hindman Road right-of-way and running thence; with road right-of-way N. 0-15 E. 235 feet to iron pin; thence still with right-of-way of Hindman Road N. 1-15 W. 217.5 feet to an iron pin; thence with Turner Property line N. 86-30 E. 425 feet to an iron pin; thence S. 19-46 W. 325 feet to an iron pin; thence S. 49-30 W. 166.3 feet to an iron pin; thence S. 70-15 W. with Hendrix property line 200 feet to the beginning corner.

THIS being the same property conveyed to the Mortgagors herein by deed of Etta J. Hindman, et al., dated July 6, 1967, and recorded in the RMC Office for Greenville County at Deed Book 823, page 179.

THE Mortgagor does hereby covenant and represent unto the said Mortgagee, its successors and assigns, that they are fully seized in fee of the described property and that the property is free of all encumbrances except mortgage to Fidelity Federal (now American) Savings and Loan Association recorded July 19, 1979, in the RMC Office for Greenville County at Mortgage Book 1474, page 106.

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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 such fixtures and equipment, other than the usual-household furniture, be considered a part of the real estate.

PO 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 heireinabove described ir 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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