

MORTGAGE OF REAL ESTATE—Offices of WILLIAMS & HENRY, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GR... CO 18.0
MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles G. Davis

JAN 24 10 01 AM '83
DONNIE BANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover M. Riddle and B. M. Riddle

(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

---TWO THOUSAND ONE HUNDRED FORTY AND NO/100----- Dollars (\$ 2,140.00) due and payable in the following manner: One Hundred and No/100 Dollars (\$100.00) shall be paid on February 1, 1983, and a like amount shall be paid on the same date in each succeeding month thereafter until the aforesaid principal indebtedness, together with accrued interest, shall be paid in full, all payments to be applied first to interest, with the balance, if any, to Principal. Interest thereon from _____ date at the rate of nine (9) per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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

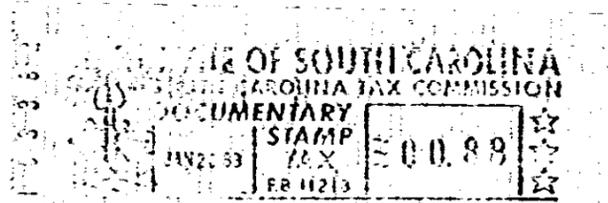
ALL that certain, piece, parcel or lot of land, situate, lying, and being in the County of Greenville, State of South Carolina, and according to a survey prepared of said property by Carolina Surveying Company, December 6, 1982, and which said plat is recorded in the R.M.C. Office of Greenville County, South Carolina, in Plat Book 9-L, at Page 20, having the following courses and distances, to-wit:

BEGINNING at a point on the southeastern portion of the tract, joint front corner with property now or formerly belonging to James Walker Brown and Brenda Brown, and running thence with the common line with said property S. 75-04 W. 125.7 feet to an old iron pin; thence running with the property belonging to Charles Davis, S. 73-02 W. 125 feet to an iron pin; thence continuing with the common line with property belonging to Charles Davis N. 26-47 W. 145.8 feet to an old stone; thence, N. 53-24 E. 249.8 feet to an iron pin; thence S. 26-47 E. 235.5 feet to an iron pin, the point of Beginning.

The within mortgage is a purchase money mortgage.

The within property is the identical property conveyed to Charles G. Davis by Grover M. Riddle and B. M. Riddle by deed of even date herewith and said deed is being recorded simultaneously with the within instrument.

GCTO -----3 JA20 83 002



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 is 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.

5950

4328 RV-21