GREENVILLE CO. S. C. MORTCAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA 10 26 AM '70 COUNTY OF GREENVALLE FARMS WORTH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I. Ronnie E. Davis WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto T.W. Stokes

(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 ----Three Thousand Five Hundred and No/100-----3,500.00

\$65.00 per month, commencing on or before January 6, 1971, and due and payable on the 6th day of each and every month thereafter until paid in full, all payments to be applied first to interest balance to principal.

date with interest thereon from:

at the rate of Seven 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 Mortgager in hand well and truly paid by the Mortgagee at and before the scaling 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, in Greenville Township, being known and designated as Lot 124, Block C, a subdivision of Woodside Mill, plat of which is recorded in the RMC Office for Greenville County in Plat Book W, at pages 111-117 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northerly side of East 8th Street, joint front corner of Lots 124 and 125, and running thence N. 7-20 W. 95.8 feet to an iron pin; thence N. 82-31 E. 66 feet to an iron pin; thence S. 7-29 E. 95.8 feet to an iron pin on the northerly side of East 8th Street; thence along the northerly side of East 8th Street S. 82-31 W. 66 feet to an iron pin, the point of beginning. This property is known as 41 East 8th Street

This is a purchase money mortgage.

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.

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 heireinabove 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.