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MORTGAGE OF REAL ESTATE - Office of Public & Legal Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WALTER LEE DAVIS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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

FIFTEEN THOUSAND ONE HUNDRED EIGHTY-SIX AND NO/100--- DOLLARS (\$15,186.00), due and payable in 120 consecutive monthly payments of One Hundred Twenty-Six and 55/100 Dollars (\$126.55), each, commencing April 1, 1972 and continuing on the first day of each month until paid in full, the payments to be applied first to interest and then to principal, the debt being in the principal amount of Nine Thousand Four Hundred Ninety-Two Dollars (\$9,492.00), with interest added at the rate of six (6%) per cent,

with interest thereon from date at the rate of six/ (6%) per centum per annum, to be paid: As stated hereinabove.

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 piece, parcel or lot of land lying and being in Oaklawn Township, Greenville County, State of South Carolina, lying on the North side of road leading from Old Hundred to Sanoma School, containing 5.58 acres, more or less, and having, according to a plat made by Carolina Surveying Company, dated February 21, 1972, entitled, "Property of Pelham Ross", the following metes and bounds, to-wit:

BEGINNING at a point in the center of Davis Road, the road leading from Old Hundred to Sanoma School, which point is 25 feet S. 52-0 E. from an iron pin on the Northernly side of said road, and running thence N. 52-0 E. 222.3 feet to an old iron pin; thence N. 10-42 W. 215 feet to an old iron pin; thence N. 10-35 W. 156.8 feet to an old iron pin; thence N. 18-10 W. 367 feet to an iron pin at the corner of property now or formerly of Trollingwood; thence with the joint line of said property S. 48-30 E. 805 feet to an iron pin; thence with the joint line of other property of the Mortgagor's Grantors, Pellan L. Ross and Clovis Ross, S. 43-17 W. 676.2 feet to a point in the center of said Davis Road, which point is 25 feet S. 43-17 W. from an iron pin on the Northernly side of said road; thence with the center of said road N. 36-56 W. 218.5 feet to the point of beginning; being the same property conveyed to the Mortgagor by the deed of Pellan L. Ross and Clovis Ross, to be recorded herewith.

The above described property is conveyed subject to any and all easements, rights-of-way or Protective Covenants of record.

The Mortgagor further bargains, sells and conveys unto the Mortgagee all of his right, title, interest and estate in and to the following described goods, chattels and/or personal property, which will be located on the foregoing described real estate: One (1) 1971 Volkswagen, Serial No. 1113088370; One (1) 1956 Star House Trailer 8' x 45', Serial No. 5545-5072; One (1) 1971 Trophy 60' x 12' Mobile Home, Serial No. 589-3-7836, and one (1) 1956 Detroit Mobile Home.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.