

MORTGAGE OF REAL ESTATE -

BOOK 1502 PAGE 381

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED
CO. S. C.
3 53 PM '80
W. H. C. WILKERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, WILLIAM W. DAVIES,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY F. WILSON

(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 SIX THOUSAND AND NO/100

Dollars (\$ 6,000.00) due and payable

in 36 equal monthly payments of \$ 208.00 each, with the first payment to be May 15, 1980, and 35 payments thereafter on the 15th of each month, with payments applied first to interest and balance to principal

with interest thereon from date at the rate of 15% 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, 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 Lots Nos. 1 and 2 of "Property of J. W. Hudgens and L. P. Langston" according to a plat made by M. H. Woodward, R. E., in July, 1946, and recorded in the RMC Office for Greenville County in Plat Book "B", page 47, and having according to said plat the following metes and bounds, to wit:

BEGINNING at iron pin at the intersection of Oak Street and Hill Top Street at corner of Lot 2 and running thence along Oak Street N. 48-15 E. 144 feet to iron pin at corner of Lots 2 and 3; thence S. 41-45 E. 121.5 feet to iron pin at joint rear corner of Lots 3 and 1; thence S. 48-15 W. 144 feet to iron pin, front corner of Lot 1 facing Hill Top Street; thence along Hill Top Street N. 41-45 W. 121.5 feet to iron pin at intersection of Oak Street, the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of Spencer A. Goad of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

This mortgage also covers the following described four house trailers or Mobile Homes which are located on the two lots above described: One Duke, Serial No. 59386, Title No. 7649686, body style M.H., year 1964; One Marlette, Serial No. 62-50FKE50235, Title No. 8360130, body style, M.H., year 1965; one Detroit, Serial No. FD54-3F1ODRHDG1693, Body Style M.H., year 1964 and one 1960 New Moon 10x50 with three rooms built on, which are 10 x 50; all of which is a part of the premises described herein.

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 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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