

Mortgage's mailing address: 107 Leeswood Drive, Greenville, S. C. 29615

BOOK 1504 PAGE 945

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 13 3 25 PM '80

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Davidson-Vaughn, a South Carolina Partnership

(hereinafter referred to as Mortgagor) is well and truly indebted unto Frances Thomas Neubia

(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

One Thousand, Eight Hundred Thirty Two and 65/100 Dollars (\$ 1,832.65) due and payable on or before January 31, 1981

with interest thereon from _____ date _____ at the rate of Nine per centum per annum, to be paid: at maturity

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 certain piece, parcel or tract of land in the State of South Carolina, County of Greenville, containing 2 acres, more or less, as shown on plat prepared by C. C. Jones, entitled "Property of Charley Thomas" dated July 1, 1976, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point in the center of Reid School Road, at the corner of this property and property now or formerly of Dawson and running thence N. 57-22 E. 417.7 feet to a stone and iron pin; thence continuing with the common line of this property and property now or formerly of Dawson, N. 52-33 E. 525.2 feet to an iron pin; thence turning and running S. 14-44 E. 100 feet to an iron pin; thence turning and running with the line of this property and other property of the Estate of Charley Thomas, S. 51-42 W. 495 feet to an iron pin; thence continuing S. 55-49 W. 429.7 feet to the center line of Reid School Road; thence with the center line of said road, N. 25-47 W. 100 feet to the point of beginning; said tract containing 2 acres, more or less, and is the northern portion of the Charley Thomas property as shown on the above referred to plat.

This being the same property conveyed to the mortgagor (s) herein by deed of Frances Thomas Neubia, of even date, to be recorded herewith.

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STATE OF SOUTH CAROLINA
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DOCUMENTARY
OCT 13 1980

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 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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