

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.

MORTGAGE OF REAL ESTATE

BOOK 1552 PAGE 780

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 15 12 14 PM '81

WHEREAS, we, ^{CONNIE S. DANKERSLEY} Johnny D. Davis and Joann Davis, of 407 Boling Road, Taylors, S.C. 29687, (hereinafter referred to as Mortgagor) is well and truly indebted unto Ronald E. Phillips, c/o Ron's TV, Golden Strip Shopping Center, Mauldin, S.C. 29662,

(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 Seven Thousand Eight Hundred Seventy-Two and 26/100 ----- Dollars (\$ 7,872.26) due and payable in eighty-three(83) equal, monthly installments of One Hundred Thirty-Nine and 46/100 (\$139.46) Dollars, commencing September 15, 1981, and continuing thereafter on the 15th day of each and every month, with a final payment of Seventy-Five and 07/100 (\$75.07) Dollars,

with interest thereon from date at the rate of 12% 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, at the northwestern corner of the intersection of the Boling Road with an unnamed street, being shown and designated as Lot No. 87 on a plat of Oakview Subdivision, Section IV, made by Heaner Engineering Co., Inc., dated October 2, 1974, recorded in the RMC Office for Greenville County, S.C., in Plat Book 4X, at Page 91, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to Johnny D. Davis and Joann Davis, the mortgagors herein, by deed of Ronald E. Phillips, dated August 13, 1981, which is being recorded simultaneously herewith in the RMC Office for Greenville County, South Carolina, in Deed Book 1155, at Page 66.

This mortgage is junior in lien to that first mortgage given to the North Carolina National Bank (NCNB) in the original amount of \$26,500.00 as recorded in the RMC Office for Greenville County, South Carolina, in REM Book 1342, at Page 714.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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