LATHAN, FAYSSOUX, SMITH & BARBARL, P.A., GREENVILLE, SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Bankers Trust of South Carolina, successor to The Peoples National Bank, Greenville, South Carolina, and Clement Furman Haynsworth, Jr. as Co-Trustees under Item VI of the will of Elsie H. Norris (hereinafter referred to as Mortgager) is well and truly indebted unto Clarabel B. Davenport

(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

Thirty seven thousand and 00/100------Dollars (\$ 37,000.00 | due and payable in full on or before May 15, 1980.

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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 Mortgagoe 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 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's heirs, 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, on the east side of Augusta Place Street, near the City of Greenville, being known and designated as Lot No. 23 on Plat of "Augusta Place" made by R. E. Dalton, Engineer, in May, 1923, recorded in the RMC Office for Greenville County in Plat Book F at pages 128 and 129, and having according to said plat the following metes and bounds, to-wit:

Beginning at a stake on the east side of Augusta Place Street at the joint front corner of Lots Nos. 22 and 23 and running thence with the line of Lot No. 22, N. 61-15 E. 379.7 feet to an iron pin; thence S. 29-27 E. 94.8 feet to an iron pin; thence S. 58-30 W. 443 feet to an iron pin on Augusta Place Street; thence with Augusta Place Street in a northeasterly direction along a curved line 135.8 feet to the beginning corner.

This is the same property conveyed to the mortgagor by deed of Clarabel B. Davenport dated April 15, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1134 at page 33.

The mortgagee's address is: 6106 Running Deer Road, Charlotte, NC 28214

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 hid 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 is 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 hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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