

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

1000 545
15 64
APR 15 1973
GREENVILLE S.C.

WHEREAS, We, James Franklin Davis and Vera C. Davis
(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. Hall

(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 NINE THOUSAND FIVE HUNDRED and NO/100----- Dollars (\$9,500.00) due and payable \$82.75 on the first day of each month commencing November 1, 1966; payments to be applied first to interest balance to principal; balance due fifteen (15) years after date with the privilege to anticipate payment of part or all of the principal balance at any time (See below for additional terms)

with interest thereon from date at the rate of 6 1/2% 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, on Saluda Lake Road and being known as [unclear] on plat thereof recorded

- (a) An amount equivalent to 1/12th of the annual hazard insurance premium, with which amount the mortgagee will pay the annual insurance premium.
- (b) An amount equivalent to 1/12th of the annual property taxes and assessments, with which amount the mortgagee will pay the annual taxes and assessments.

FILED
GREENVILLE CO. S.C.
APR 15 2 21 PM '73
DORRIS STANESLEY
REC'D

Paid in full & Satisfied
this 4th of April 1973
J. Henry Philzgo
Kathy C. Hughes
J. R. Hall
28128

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental 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.