

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, ARTHUR W. DAVIS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY

(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 TWO THOUSAND & 40/100 Dollars (\$ 32,000.40 ) due and payable

in 120 monthly installments of \$266.67 commencing on the 15th day of May, 1974 and on the same date of each successive month thereafter until paid in full,

with interest thereon from date has been computed and added to principal. ~~XXXXXXXXXXXXXXXXXXXX~~

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, 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, in Bates Township, on the east side of the Buncombe Road about fourteen (14) miles from Greenville, containing 29.25 acres, more or less, as shown on a plat of property of P. A. Glenn prepared on January 25, 1891 by J. G. Tally, Surveyor, and having according to said plat the following courses and distances, to-wit:

Beginning at a rock on the east side of the Buncombe Road at the joint corner of property of S. F. & Floree McAuley (formerly William McKinney's land), and running thence along the McAuley line N. 31-30 E. 10.09 chains to a hickory; thence still along the McAuley line N. 51-00 E. 14.00 chains to a hickory on the west bank of the creek; thence along the meanderings of the creek as the line in a southern direction 30.05 chains to a stake on the north side of the Mill Road; thence along the north side of the Mill Road in a western direction 13.00 chains to a holly on the Buncombe Road; thence along the northeast side of the Buncombe Road in a northwesterly direction 4.25 chains to the point of beginning.

This property is now bounded on the northwest by lands of S. F. & Floree McAuley, on the east by the creek as the line and lands of N. T. & Calla H. McKinney and T. H. McGowan, and on the south by the Mill Road and lands of N. T. and Pauline McKinney, and on the west by the Buncombe Road.



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 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 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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