

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} OCT 14 2 27 PM '77  
BONNIE S. TANNERSLETO  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, --Frances Davis--

(hereinafter referred to as Mortgagor) is well and truly indebted unto --Lily McC. Loftis--

(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

--Six Hundred and No/100-- Dollars (\$ --600.00-- ) due and payable on or before May 1, 1977, repayable in equal monthly installments of thirty and No/100 (\$30.00) Dollars plus accrued interest, commencing on October 1, 1975 and an equivalent amount on the first day of each consecutive month thereafter until the balance due hereunder is paid in full, with power in the maker to anticipate and pay off any balance due hereunder at any time prior to maturity hereof without penalty therefor, with interest thereon from September 27, 1975 at the rate of seven (7%) 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 THE CERTAIN AND UNDEVELOPED LANDS AND INTERESTS THEREIN OF THE STATE OF SOUTH CAROLINA~~

ALL those pieces, parcels or lots of land, lying and being situate on the southerly side of Carver Road, Chick Springs Township, Greenville County, South Carolina, being shown as Lot 54 and the westerly one-half of Lot 53 according to Plat of Property of Lily McC. Loftis, prepared by Terry T. Dill, as revised February 23, 1961 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "GGG" at Pages 456 and 457, and having, according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the southerly side of Carver Road, which iron pin is 120 feet southwest of iron pin in the southwest corner of the intersection of Kumasi Street with Carver Road and running thence along said Carver Road, S. 64-30 W. 135 feet to an iron pin at joint front corner of Lots 54 and 55; thence along the joint line of the said Lots, S. 25-30 E. 167 feet to an iron pin; thence N. 64-30 E. 135 feet to an iron pin at the center point on the rear line of Lot 53; thence through the center of Lot 53 on a straight line, N. 25-30 W. 167 feet to an iron pin at the center point of Lot 53 on the southerly side of Carver Road at the point of beginning.

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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 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 hereinafore 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 who may ever lawfully claim the same or any part thereof.

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