

TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, Larry K. Holder and Sandra C. Holder

(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 Fifteen Thousand and No/100-----

----- Dollars (\$ 15,000.00) due and payable in sixty (60) equal, monthly installments of \$362.97, commencing June 1, 1984, and continuing monthly thereafter until said sum is paid in full,

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with interest thereon from date at the rate of 15.50 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:

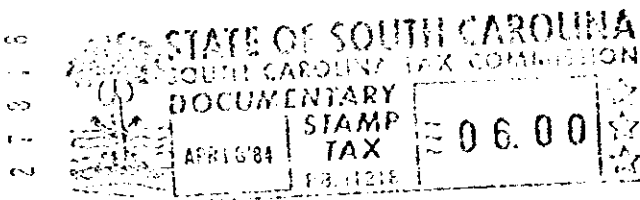
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, being portions of Lots Nos. 60 and 61 as shown on plat of Buncombe Park recorded in the RMC Office for Greenville County, S.C., in Plat Book M, at Page 12, and having according to a more recent plat prepared by Piedmont Engineering Service dated August 11, 1955, entitled "Property of Jack Anderson Mull and Annie Mae Davis Mull", the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of South Haven Drive, 240 feet in a southerly direction from the northern side of North Haven Drive, measured from the point where North Haven Drive and South Haven Drive intersect, the joint front corner of Lots Nos. 60 and 61, and running thence, S. 88-30 E. 170 feet to an iron pin; thence, S. 1-30 W. 70 feet to an iron pin; thence, N. 86-58 W. 198.5 feet to an iron pin on the eastern side of South Haven Drive; thence with the curve of South Haven Drive, the chord of which is N. 38-50 E. 10 feet; thence continuing with the curve of South Haven Drive, the chord of which is N. 23-00 E. 60 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed of Larry C. Holder and Ruth H. Holder dated August 11, 1983, and recorded in the RMC Office for Greenville County, SC, in Deed Book 1194, at Page 300.

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Together with all and singular rights, members, herditaments, 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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