

P. O. Box 937
Greenville, S.C. 29602

BOOK: 1590 PAGE: 951

FILED
GREENVILLE CO. S.C.

MORTGAGE JAN '83

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DEPT. OF REVENUE

THIS MORTGAGE is made this 30th day of December, 1982, between the Mortgagor, Michael Glenn Holcombe and Joan Berry Holcombe (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina, (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-seven thousand and no/100- ~~(47,000.00)~~ Dollars, which indebtedness is evidenced by Borrower's note dated December 30, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2013.

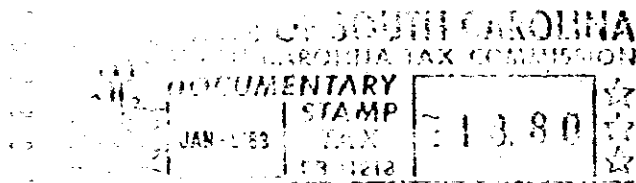
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot 20 of W. P. McBee Estate as shown on plat entitled "Property of Michael Glen Holcombe and Joan B. Holcombe", dated December 24, 1982, prepared by Richard D. Wooten, Jr., RLS, and recorded in the RMC Office for Greenville County in Plat Book 9K at Page 94, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Pinckney Street, joint front corner of Lots 20 and 22; thence running along Pinckney Street S. 50-30 E. 73.8 feet to an iron pin, joint front corner of Lots 18 and 20; thence turning and running along the common line of said Lots, S. 39-30 W. 131.0 feet to an iron pin; thence turning and running along the rear line of Lot 20, N. 51-39 W. 70.7 feet to an iron pin; thence turning and running along the common line of Lots 20 and 22, N. 38-09 E. 132.45 feet to an iron pin on the southwestern side of Pinckney Street, the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Eleanor Zachary Balentine, dated August 17, 1981, and recorded in the RMC Office for Greenville County on August 18, 1981 in Deed Book 1153 at Page 696.

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which has the address of 31. Pinckney Street, Greenville, South Carolina 29601 (herein "Property Address");
[Street] [City] [State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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