

mortgagee: Route #4, Piedmont, S.C. 29673

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

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WHEREAS, DONALD W. BRADLEY
WE, WILLIAM M. BRADLEY and CAROLYN BRADLEY

(hereinafter referred to as Mortgagor) is well and truly indebted unto BRUCE DOUGLAS HOLCOMBE and ANNA HENDERSON HOLCOMBE

(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 FIVE THOUSAND and No/100-----

----- Dollars (\$ 35,000.00) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from date at the rate of 11.25% 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

ALL that piece, parcel or lot of land in Grove Township, Greenville County, South Carolina, located on the west side of Highway No. 50, totalling sixteen (16) acres, more or less, and having the following collective metes and bounds, to-wit:

PARCEL ONE:

ALL that piece, parcel or lot of land situated in the County of Greenville, State of South Carolina, Grove Township and located on the western side of S.C. Highway No. 50, and being shown and designated as ten (10) acres on a plat entitled "Property of D. C. Henderson, et al." by Terry T. Dill-C.E. & L.S., dated March 15, 1963, and recorded in Greenville County Plat Book DDD at Page 11-A, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin in S. C. Highway No. 50 and running thence S. 63-15 W. 943 feet to an iron pin; thence N. 66-24 W. 246 feet to an iron pin; thence S. 35-42 W. 298.7 feet to an iron pin; thence N. 55-45 W. 318 feet to a point; thence N. 63-15 E. 1580 feet to an iron pin in S. C. Highway No. 50; thence S. 22-00 E. 100 feet to a point in said Highway; thence S. 14-31 E. 237 feet to the point of beginning.

PARCEL TWO:

ALL that certain piece, parcel or lot of land situate, lying and being in Grove Township, Greenville County, South Carolina, consisting of two tracts, Tract A containing 0.56 acres and Tract B containing 3.45 acres, or a total of 4.01 acres, and being bounded on the North and East by property now or formerly owned by R.E. Henderson, on the South by property now or formerly owned by Holcombe, and on the West and Southwest by property now or formerly owned by Ray, and being shown on a plat entitled "Property of Robert Earl Henderson" by Ethan C. Allen, Reg. L.S., dated May, 1970, and recorded in Greenville County Plat Book 4-E at Page 71-A, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on a dirt road at the joint front corner of property now or formerly owned by Henderson, and running thence with said Henderson line, S. 3-15 E. 565.6 feet to an iron pin at the joint corner with property now or formerly owned by Holcombe; thence with said Holcombe line, S. 64-25 E. 203.7 feet to an old iron pin; thence N. 55-45 W. 335.5 feet to an iron pin on Ray Road; thence with the approximate center line of Ray Road, N. 30-44 E. 193.5 feet to an iron pin on a dirt road; thence with the approximate (CONTINUED ON ANNEX A ATTACHED HERETO AND MADE A PART HEREOF)

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 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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