MORTGAGE OF REAL ESTATE - Law Offices of Thomas C. Brissey, P. A.,

FILED

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREEN

WHEREAS, Donald F. Holp

(hereinafter referred to as Mortgagor) is well and truly indebted unto Perry J. McCarter and Mary M. McCarter

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance prermiums, 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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

Beginning at a point in the center of Suber Road, joint corner of the within tract and that now or formerly of J. T. Hamby and running thence with the center of Suber Road, N.24-26 W. 388.8 feet to a point; thence N.72-47 E. 24.6 feet to an iron pin; thence S.74-26 E. 69.6 feet to an iron pin; thence N.63-35 E. 275.4 feet to an iron pin; thence N.32-42 W. 115.9 feet to an iron pin; thence N.80-27 E. 1612.0 feet to an iron pin; thence S.56-34 E. 430 feet to an iron pin; thence S.36-14 W. 78.5 feet to an iron pin; thence S.75-16 W. 2084.3 feet to the point of beginning.

This is the same property as that conveyed to the Mortgagor herein by deed from Perry J. McCarter and Mary M. McCarter recorded in the RMC Office for Greenville County on September $\frac{9}{}$, 1977.

The mailing address of the Mortgagee herein is Route 2, Moore Road, Greenville, S. C. 29607.

This is a second mortgage subject to that certain first mortgage lien with Federal Land Bank of Columbia recorded in the RMC Office for Greenville County in Mortgage Book 1300 at Page 105 on January 18, 1974.

Together with all and singular rights, merrobers, hereditiments, 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 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 heireinabove 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 liers 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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