

MORTGAGE OF REAL ESTATE

1537-599

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } EG

MORTGAGE OF REAL ESTATE

GR... 30 S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

2 28 PM '81

WHEREAS, Mary Maria LaHaye Holmes and Jerry William Holmes

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Harold Drummond and Grace M. Drummond

(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-one Thousand and no/100----- Dollars (\$ 31,000.00) due and payable

February 1, 2012

with interest thereon from NOV. 1, 1981 at the rate of Nine (9%) 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 known and designated as Lots 15 and 16 and a portion of Oakview Court, as shown on a plat prepared by Terry T. Dill dated August 4, 1964, and recorded in Plat Book BBB, Page 5 and having the following metes and bounds:

BEGINNING at the southwest corner of Lot 16 and running thence 59-30 E. 50 feet to a point; thence N. 79-50 E. 231 feet to a point; thence N. 10-00 W. 200 feet to a point; thence S. 80-30 W. 230 feet to a point; thence S. 9-30 E. 150 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Anna M. Morgan dated October 1, 1981 and recorded in the RMC Office for Greenville County at Deed Book 1156, Page 129.

ALSO:

ALL of our undivided interest in and to all that certain piece, parcel or lot of land situate lying and being in the County of Greenville, State of South Carolina and being shown on a survey entitled "Plat of Estate of James G. Morgan" dated August 4, 1964, and having, according to said plat, the following metes and bounds; to-wit:

BEGINNING at an iron pin on Tigerville Road, approximately 474.3 feet from eastern intersection of U. S. Highway 25 and Coleman Road, and running thence S. 85-59 E. 50 feet to a point at the corner of Lot No. 14, and running thence with the line of Lot No. 14, N. 0-04 E. 250.3 feet to a point; thence turning and running N. 80-30 E. 67.25 feet to a point; thence turning and running N. 10-16 W. 50 feet to an iron pin at the corner of Lot No. 16 and running thence S. 79-50 W. 117.25 feet to an iron pin; thence turning and running S. 0-36 E. 292.95 feet to an iron pin; the point of beginning.

THIS conveyance is made subject to all easements, rights-of-way, roadways, covenants or restrictions which may appear by examination of the premises or the public record.

THE mortgagor covenants and agrees that during the term of said mortgage only one (1) single family dwelling will be constructed or located upon the described property.

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 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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