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BOOK 1169 PAGE 115

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, K. T. Holcombe, Jr. and Ruby L. Holcombe

(hereinafter referred to as Mortgagor) is well and truly indebted unto James C. Green

(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 Two Thousand, Three Hundred and Fifty & no/100--  
Dollars (\$ 2,350.00 ) due and payable

in full on or before the 7th day of October 1972, with interest, and with the right to make monthly payments in anticipation on the indebtedness, and provided, further, that in the event that the mortgagee shall find that he needs this money, the mortgagors shall arrange to pay this indebtedness in full with interest after thirty days notice from the mortgagee

with interest thereon from date at the rate of 5 $\frac{1}{2}$  per centum per annum, to be paid:

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, lying and being at the southeast corner of the intersection of Potomac Avenue and Long Hill Street in that area recently annexed to the City of Greenville, being shown as part of Lots 245 and 246 on plat of Pleasant Valley, made by Dalton & Neves, April, 1946, revised through November 1948, and recorded in the RMC Office for Greenville County in Plat Book 2 at pages 92 and 93, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeast corner of the intersection of Potomac Avenue and Long Hill Street, and running thence along the south side of Potomac Avenue, N. 89-52 E. 44.5 feet to iron pin in front line of Lot 246; thence S. 0-08 E. 170 feet to iron pin; thence S. 89-52 W. 69.5 feet to iron pin on the east side of Long Hill Street; thence along the east side of Long Hill Street (the chord being N. 44-52 E. 35.3 feet) to an iron pin on the south side of Potomac Avenue, the beginning corner.

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.