

MORTGAGE OF REAL ESTATE - Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

GREENVILLE, S. C.

STATE OF SOUTH CAROLINA MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE ELIZABETH RIDDLE

To All Whom These Presents May Concern:

Whereas: JERRY H. HOLCOMBE and DORIS W. HOLCOMBE

(hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK, Simpsonville, South Carolina

(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

Five Thousand and no/100 Dollars (\$ 5,000.00) together with add on interest at the rate of six and one-half (6 1/2%) per cent per annum until paid in full, said principal and interest being payable in 60 consecutive monthly installments of \$114.60, commencing on the 20th day of December, 1972, and continuing on the 20th day of each month thereafter until paid in full.

with interest thereon from date at the rate of 6 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, State of South Carolina, on the East side of Circle Drive, and being known and designated as Lot No. 143 on Plat No. 4 of Addition to Greenbrier, recorded in the R.M.C. Office for Greenville County in Plat Book "QQ" at page 130, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the east side of Circle Drive, joint corner with Lot No. 142 and running thence along said Lots S. 35-15 E., 180.8 feet to an iron pin; thence N. 55-19 E., 100 feet to an iron pin; thence N. 35-15 W., 181.8 feet to an iron pin on Circle Drive, thence along said drive S. 54-45 W., 100 feet to the point of beginning.

This mortgage is second and junior in lien to mortgage in favor of First Federal Savings & Loan Association, recorded May 22, 1967, in REM Volume 1058 at page 222.

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.