

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 12 9 42 AM 1964
OLLIE FARRISWORTH
R. C.

MORTGAGE OF REAL ESTATE BOOK 958 PAGE 271

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Richard D. Holcombe

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Peoples National Bank, Greenville, S. C.

(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

Six Thousand and no/100 - - - - - Dollars (\$6,000.00) due and payable
\$150.00 quarterly beginning 90 days from date

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid quarterly.

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, on the Southeast side of Furman Hall Road, near the City of Greenville, being shown as Lot #2 on Plat of property of Mrs. Lula Holcombe, made by W. J. Riddle, Surveyor, January, 1947, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Furman Hall Road at joint front corner of Lots 1 and 2, said pin being 79.4 feet in a Southwesterly direction from the corner of property of D. B. Long and running thence with the line of Lot 1, S. 61-30 E. 150 feet to an iron pin at corner of other property of Grantor; thence along line of other property of Grantor, S. 28-15 W. 64.4 feet to an iron pin; thence continuing with line of other property of Grantor, N. 61-30 W. 150 feet to an iron pin on the Southeast side of Furman Hall Road; thence with the Southeast side of Furman Hall Road, N. 28-15 E. 64.4 feet to the beginning corner, and being identically the same as conveyed to mortgagor by deed recorded in Deed Book 308, Page 143.

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.