

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

11 13 9 55 AM '77 MORTGAGE OF REAL ESTATE
CONNIE S. TANNER TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, FRANK V. HOLCOMBE AND OPHELIA A. HOLCOMBE

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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 Twenty Two Thousand Two Hundred Seventy Three and 80/100-----

Dollars (\$ 22,273.80) due and payable

in accordance with terms of note of even date herewith

including interest thereon from date at the rate of six 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:

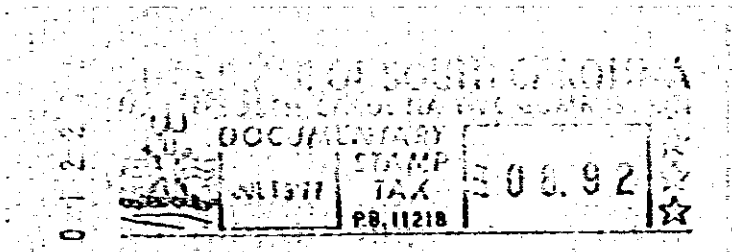
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Butler Township, School District 7-H, being known and designated as Lot No. 12 of a subdivision known as Fair Heights, according to a survey and plat of the same property prepared by R. E. Dalton, Engineer, October 1924, recorded in the R.M.C. Office for Greenville County in Plat Book F, Page 257, and having, according to a recent survey by T. C. Adams, Engineer, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of the intersection of Bleckley Avenue and Hanover Street, and running thence with the northern side of Hanover Street N. 58-40 W., 150 feet to an iron pin, joint rear corner of Lots Nos. 13 and 12 and running thence with the joint rear line of said lots N. 31-20 E., 50 feet to an iron pin, joint rear corner of Lots Nos. 11 and 12; thence with the joint line of said lots S. 58-40 E., 150 feet to an iron pin on Bleckley Avenue; thence with Bleckley Avenue S. 31-20 W., 50 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Levis L. Gilstrap recorded in the R.M.C. Office for Greenville County on July 13, 1977, in Deed Book 1660, Page 453.

This mortgage is junior in lien to that certain mortgage executed in favor of Southern Bank & Trust Company on July 11, 1977, recorded in the R.M.C. Office for Greenville County on July 13, 1977, in Real Estate Mortgage Book 1403, Page 857.



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 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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