

1521 000

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE
FILED
F. CO. S. C.
OCT 20 4 39 PM 1980
JOHN E. HANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES H. HOLCOMBE

(hereinafter referred to as Mortgagor) is well and truly indebted unto CRYOVAC CREDIT UNION

P.O. Box 338
Spartanburg, S.C.
29681

(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 EIGHT THOUSAND ONE HUNDRED TWENTY SEVEN DOLLARS and 60/100

Dollars (\$ 8,127.60) due and payable

with interest thereon from October 20, 1980 the rate of 14 (APR) per centum per annum, to be paid: According to the terms of the note of even date herewith for which this mortgage stands as security.

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:

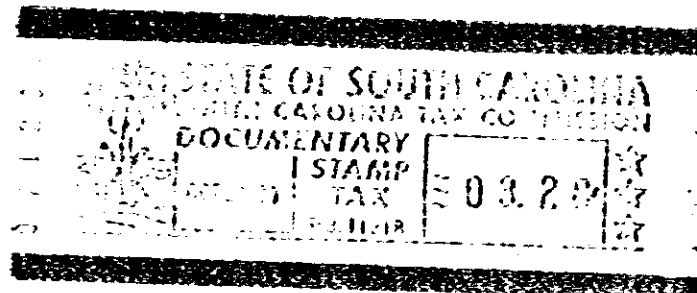
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville;

ALL that certain tract of land, with the improvements thereon, containing 5.37 Acres, being known and designated as Tract No. 1 in accordance with plat made for E. P. Holcombe, dated May, 1966, by C. O. Riddle, and being recorded in the R.M.C. office for Greenville County in Plat Book 000 at page 63, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin in the center of Holcombe Road, joint front corner with Tract 2 and running thence along the line of Tract 2, N. 67.47 E. 1081.6 feet to iron pin in branch; thence along the meanders of said branch N. 28-10 E. 71.1 feet to point; thence N. 1-12 E. 128 feet to iron pin; thence S. 71-15 W. 1246.4 feet to iron pin in the center of Holcombe Road; thence along the center of Holcombe Road S. 41-17 E. 172.6 feet to point; thence S. 22-12 E. 73.1 feet to point; being the point of beginning.

THIS is the same property conveyed to the mortgagor herein by deed of Charles M. Holcombe, Catherine H. Hartley, Robert E. Holcombe, Margaret H. Cantrell, Ernestine H. Hill, Hean H. Robinson, Thomas Carroll Homcombe, Edward P. Holcombe, and John J. Holcombe dated July 12, 1966 and recorded August 10, 1966 in Greenville County deed book 803 at page 113.

THIS is a second mortgage junior to that mortgage held by First Federal Savings and Loan Association in the original amount of \$15,500.00 dated November 4, 1966 and recorded November 7, 1966 in mortgage book 1014 at page 157 for Greenville County.



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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