

NEW 10 3 17 PM 1935

BOOK 1092 PAGE 167

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

CLERK OF THE COURT
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I. E. F. Holcombe

(hereinafter referred to as Mortgagor) is well and truly indebted unto James R. Mann, Attorney

(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 Hundred and no/100 ----- Dollars (\$ 200.00) due and payable

on or before six (6) months after date

with interest thereon from maturity at the rate of seven per centum per annum, to be paid: semi-annually

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, being known and designated as Lot No. 1 on plat of Elizabeth Heights, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book F at page 298, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the Eastern side of Edwards Street, said point being 228 feet from the Southeastern corner of Edwards Street and McCary Street; at the joint corner of Lots Nos. 1 and 2 and running thence with the common line of Lots Nos. 1 and 2 in an Easterly direction 176 feet to the Western line of Lot No. 6; thence along the Western line of Lot. No. 6 in a Southerly direction 45 feet to the Northern line of a 15 foot alley; thence along the Northern line of said alley 175 feet to a point on the Eastern side of Edwards Street; thence along the Eastern side of Edwards Street 60 feet to the point of beginning.

This being the same piece of property deeded to the mortgagor herein by deed of W. M. Sheppard, C. N. Greene, and Tom Manuel, as successor trustee for George Rhodes, deceased, as trustees of the Speckled Bird Church of God, said deed being recorded in the R.M.C. Office for Greenville County in Deed Book 423 at page 505.

Together with all and singular rights, members, hereditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 36 PAGE 62

SATISFIED AND CANCELLED OF RECORD
DAY OF ... 1935
R. M. C. FOR GREENVILLE COUNTY
AT ...