

GREENVILLE CO. S. C.

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

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, John E. Holliday and Ruth C. Holliday

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. F. Hicks or Gladys D. Hicks, with full right of survivorship,

(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 THOUSAND FIVE HUNDRED and NO/100----- Dollars (\$ 2,500.00) due and payable

at the rate of \$100.00 per month on or before the 15th day of each consecutive month, with full right to anticipate any and all payments at any time without penalty,

with interest thereon from NO INTEREST at the rate of ----- 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, in Grove Township, near Moonville, South Carolina, and containing 2.0 acres, more or less, and according to the plat entitled "John E. and Ruth C. Holliday" dated July, 1973, by J. L. Montgomery III, R.L.S., having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Clearview Drive, said iron pin being located approximately 1,650 feet from U. S. Highway 25, and running thence along the said Clearview Drive, S. 58-00 E., 295.0 feet to an iron pin; thence N. 32-01 E., 275.1 feet to an iron pin; thence N. 51-03 W., 295.0 feet to an iron pin; thence S. 32-25 W., 310.8 feet to an iron pin on the side of Clearview Drive, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed to be recorded herewith.



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 conveyance the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, free and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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