

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S.C.
SEP 12 2 50 PM '75
GERRIE S. TALLEY
R.M.C.

MORTGAGE OF REAL ESTATE

1975-10-10

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Travis Marlon Colburn and Priscilla Asalee Colburn,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Harrison Tolley and Brenda C. Tolley

(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 Four Thousand Five Hundred Four and no/100 Dollars (\$4,504.00) due and payable

in equal monthly installments of Sixty Six and 74/100 (\$66.74) Dollars each commencing on the 30th day of September, 1975 and due on the 30th day of each month thereafter until paid in full.

with interest thereon from date at the rate of 8% per centum per annum, to be paid: from date, computed and 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, and having according to plat made by D. B. Hunt the 9th day of September, 1950, the following metes and bounds, to wit:

BEGINNING at a stone at the corner of now or formerly Bill Martin's and Balky's tract of land and on the extreme northern part of property now or formerly of Will L. Farrow and running thence S. 18 E. 6.66 chains to an iron pin; thence S. 46-3/4 W. 3.40 chains to an iron pin; thence N. 18 W. 6.66 chains to an iron pin; thence N. 46-3/4 E. 3.40 chains to a stone at the beginning corner.

This is the same property conveyed to the mortgagors herein by deed from Harrison Tolley and Brenda C. Tolley, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 1024, at Page 148.



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.

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