

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

27 4 06 PM '77
MORTGAGE OF REAL ESTATE
FORWARD S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, We, John H. Rohde and James W. Flynn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Anna H. Holcombe and Bruce Holcombe

(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 Fifty Thousand and No/100-----

----- Dollars (\$ 50,000.00) due and payable

according to the terms of the note for which this mortgage stands as security.

with interest thereon from date at the rate of 7.5% per centum per annum, to be paid: quarterly

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:

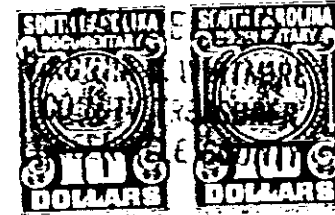
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of Holcombe Road and S. C. Road No. 84, containing 60.6 acres, more or less, being known and designated as Lots 1 and 2 on a Plat of "Property of B. F. Thackston", dated November 2, 1971, prepared by C. O. Riddle, R.L.S., and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin in the center of a dirt road and running thence with said road, S. 37-17 W. 274.7 feet to an iron pin; thence with said road, S. 57-17 W. 165 feet to an iron pin; thence still with said road, S. 29-32 W. 182.9 feet to an iron pin; thence still with said road, S. 14-10 W. 130.7 feet to a nail and cap in the center of S. C. Hwy. No. 84; thence with said highway, S. 18-59 E. 407.2 feet to a point in said highway; thence with the center line of Holcombe Road, S. 64-14 E. 389 feet to a point in said Road; thence leaving said Road, N. 71-15 E., crossing an iron pin 1,246.4 feet to an iron pin in or near a branch; thence with said branch, the traverse of which are N. 03-30 E. 67 feet; thence N. 43-15 E. 230 feet to a point in or near Reedy River; thence with said River, traverse lines of which are N. 17-30 W. 210 feet; N. 21-30 E. 195 feet; N. 78-00 E. 190 feet; N. 45-30 E. 103 feet; N. 27-00 E. 300 feet; N. 31-15 E. 205 feet; N. 45-30 E. 256 feet; N. 39-00 E. 293 feet; N. 08-00 W. 171 feet; N. 52-30 W. 33 feet; N. 70-00 W. 158 feet; N. 78-00 W. 118 feet; N. 61-15 W. 179 feet; and N. 54-40 W. 153 feet to an iron pin; thence leaving said River, S. 46-32 W. 636.4 feet to an iron pin; thence S. 80-53 W. 189.8 feet to an iron pin; thence S. 33-17 E. 410.6 feet to a cedar; thence S. 63-07 W. 584.6 feet to an iron pin; thence S. 49-33 W. 533.2 feet to an iron pin; thence N. 65-37 W. crossing an iron pin 360 feet to the point of beginning.

This being the identical property conveyed to the mortgagors herein by deed of Anna H. Holcombe and Bruce Holcombe, of even date, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1041 at Page 974.

5 20.00

THIS IS A PURCHASE MONEY MORTGAGE.



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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