

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

FILED
GREENVILLE, CO. S. C.

BOOK 1378 PAGE 748

SEP 27 1 34 PM '76
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, Joe Stephen Holcombe,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Mary Ann Andrews

(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 One Thousand and NO/100

Dollars (\$ 1,000.00) due and payable
in equal monthly installments of Eighty Nine and NO/100 (\$89.00) Dollars,
per month; said monthly payments to begin on the 24th day of September,
1976, and due and payable on the 24th day of each and every month there-
after until said sum is paid in full,
with interest thereon from date at the rate of 7 per centum per annum, to be 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 being on the Northeasterly side of Evelyn Drive, near the City of Greenville, South Carolina, being known and designated as Lots Nos. 1, 2, and 3 on a Plat entitled "White Horse Addition" as recorded in the RMC Office for Greenville County, South Carolina, in Plat Book W, at Page 187, and having according to a more recent Plat entitled "Property of Joe Stephen Holcombe and Phyllis McAdams Holcombe", prepared by Campbell & Clarkson, Surveyors, the following metes and bounds, to-wit: BEGINNING at an iron pin on the Northeasterly side of Evelyn Drive, said iron pin being the joint front corner of Lots Nos. 3, and 4, and running thence with the Northeasterly side of Evelyn Drive, North 30-45 West 280 feet to an iron pin; thence South 87-00 East 523 feet to an iron pin, the joint rear corner of Lots Nos. 3 and 4; thence with the common line of said lots, South 59-15 West 437 feet to an iron pin, the point and place of BEGINNING."

This being the identical property conveyed to Joe Stephen Holcombe by Deed of Astro Mobile Homes, Inc., dated February 3, 1976, and recorded February 20, 1976, in Book 1031, at Page 889, in the RMC Office for Greenville County, South Carolina.



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.

(CONTINUED ON NEXT PAGE)

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