

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

BOOK 1397 PAGE 194  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Thomas Carroll Holcombe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Grover M. Riddle and Irene W. Riddle

(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 Nine Thousand One Hundred Twenty and No/100

Dollars (\$ 9,120.00 ) due and payable  
as follows: One Hundred and No/100 (\$100.00) Dollars shall be paid on June 1, 1977, and the same amount shall be paid on the first day of each month thereafter until the aforesaid indebtedness, together with accrued interest, shall be paid in full, all payment to be applied first to interest, with the remainder, if any, to be applied to payment of principal with interest thereon from date at the rate of Nine 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 having the following courses and distances, to-wit:

BEGINNING at an iron pin in the common line of property owned with Herbert W. Henry, which said point is approximately 564.3 feet south of Ferguson Road, and running thence with the common line with Herbert W. Henry, S. 9-41 E. 365.4 feet to a Poplar tree; thence, S. 52-57 E. 130 feet to a point; thence S. 54-16 E. 161 feet to a point; thence S. 58-23 E. 124 feet to an iron pin at a Holly tree; thence running with the common line with the mortgagees, N. 9-49 W. 1208.3 feet to an old iron pin; thence continuing with the common line with the mortgagees, S. 73-02 W. 269.8 feet to an iron pin; thence, S. 9-41 E. 304.3 feet to an iron pin; thence, N. 73-02 E. 184.8 feet to an iron pin; thence, S. 9-41 E. 210 feet to an iron pin; thence, S. 73-02 W. 210 feet to an iron pin, the point of Beginning.

The within property is a portion of the property conveyed to the mortgagor herein by the mortgagees by deed of even date herewith and which said deed is being recorded simultaneously with the recording of the within instrument.

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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