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BOOK 1405 PAGE 484

STATE OF SOUTH CAROLINA } DONNIE S. TANKERSLEY
COUNTY OF Greenville } R.M.C.

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

WHEREAS, We, William E. Holden and Anne L. Holden

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank Greenville, South Carolina

(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 Twenty Thousand, Two Hundred Forty Eight and

20/100 ----- Dollars (\$ 20,248.20) due and payable

as follows : the sum of \$337.47 to be paid on the 1st day of September, 1977, and the sum of \$337.47 to be paid on the 1st day of each month of every year thereafter up to and including the 1st day of July 1982, and the balance thereon remaining to be paid on the 1st day of August 1982.

BY U.S.A.

with interest thereon from Maturity 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, City of Greenville, on the east side of Terramont Circle, being shown as Lot No. 33, Section I on Plat of Terra Pines Estates made by Piedmont Engineering Service December, 1958, revised through March 1966, recorded in the RMC Office for Greenville County in Plat Book RR, at Page 31 (also recorded in Plat Book PPP, at pages 18 and 19), and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Terramont Circle at the joint corner of Lots 32 and 33, and runs thence along the line of Lot 32 N. 61-0 E. 195.8 feet to an iron pin; thence N. 12-24 E. 122 feet to an iron pin; thence with the line of Lot 34 S. 89-45 W. 245.3 feet to an iron pin on the east side of Terramont Circle; thence with the curve of Terramont Circle (the chord being S. 5-05 E. 110 feet) to an iron pin; thence still with the curve of Terramont Circle (the chord being S. 20-12 E. 110 feet) to the beginning corner.

This being the same property conveyed to the Mortgagors by Deed of W. Laird Staley, Jr. et. al. recorded in the RMC Office for Greenville County, South Carolina on June 1, 1972 in Deed Book 945 at Page 282.

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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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