

FILED
GREENVILLE CO. S. C.

MAY 8 4 27 PM '78

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 1431 PAGE 401

THIS MORTGAGE is made this 8th day of May, 1978, between the Mortgagor, Jack Lamar Holcomb and Norma Jean Holcomb (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Nine Thousand Two Hundred and NO/100ths (\$39,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 2008;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

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, being shown as Lot No. 15, on a plat entitled DELLBROOK ESTATES, as recorded in Plat Book 4N, at Page 40, in the R.M.C. Office for Greenville County, S. C., and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on Dellbrook Court at the back corner of Lot 16 and running thence S. 75-39 W. 283.5 feet to an iron pin; thence S. 4-50 W. 40 feet to an iron pin; thence S. 7-36 W. 209.5 feet to a point on the branch; thence S. 80-38 E. 50 feet to a point on the branch; thence N. 44-01 E. 338.8 feet to a point on Dellbrook Court, thence with the edge of Dellbrook Court, the chord of which is N. 27-38 E. 50 feet to an iron pin; thence N. 4-10 W. 30 feet to a point, the point of beginning.

ALSO:

All that certain piece, parcel or lot of land with all improvements thereon in the State of South Carolina, County of Greenville, in Dellbrook Estates, being shown as a part of Lot 14 according to a plat by Freeland and Associates dated April 18, 1978, and recorded in Plat Book 60 at Page 99 in the R.M.C. Office for Greenville County, South Carolina, reference being made to said plat for the metes and bounds thereof.

This property is conveyed subject to all restrictions, easements and zoning ordinances of record or on the ground affecting said property.

This is that same property conveyed unto Jack Lamar Holcomb and Norma Jean Holcomb by deed of Bruce W. Trentham and Charlotte A. Trentham dated and recorded concurrently herewith.

which has the address of 2 Dellbrook Circle Taylors
(Street) (City)
S. C. 29687 (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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