

State of South Carolina

BOOK 1450 PAGE 751

Mortgage of Real Estate

County of GREENVILLE

GREENVILLE CO. S.C.
NOV 21 3 02 PM '78
RECORDED

THIS MORTGAGE made this 13th day of November, 1978

by James B. Holcombe

(hereinafter referred to as "Mortgagor") and given to Bankers Trust of South Carolina

(hereinafter referred to as "Mortgagee"), whose address is 101 North Main Street, Greer, South Carolina 29651

WITNESSETH:

THAT WHEREAS, James B. Holcombe is indebted to Mortgagee in the maximum principal sum of Fourteen Thousand One Hundred Seventy-Three and 32/100-----Dollars (\$14,173.32), which indebtedness is evidenced by the Note of James B. Holcombe of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is November 13, 1985 after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 14,173.32 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

All that certain parcel or lot of land situated on the west side of a County Road leading northward from State Highway No. 101, about three miles northwestward from the City of Greer, Oneal Township, Greenville County, State of South Carolina, and being Lot No. 2 of the property of W. Dennis Smith according to survey and plat by John A. Simmons, Registered Surveyor, dated May 10, 1967, being duly recorded in Plat Book GGG, page 536, and having the following courses and distances, to-wit:

Beginning at a point in the center of County road, iron pin on west bank at 21 feet, corner of Lots Nos. 1 and 2, and running thence along the line of said lots, S. 89-38 W. 206.7 feet to an iron pin on line of lot no. 3, thence along the line of Lot No. 3, N. 7-45 W. 160 feet to an iron pin on the line of Mrs. L. Brown; thence along the Brown line; N. 89-54 E. 200.5 feet to a nail in the road, iron pin back on line at 29 feet; thence along said road, S. 10-02 E. 160 feet to the beginning corner.

Subject to any easement of record or on the premises, and also the right and easement to construct and maintain a water line over a ten foot strip along the south line of the lot herein conveyed. This conveyance is the identical property conveyed to James B. Holcombe by deed of W. Dennis Smith on June 28, 1967 and duly recorded in Deed Book 823 at page 487 on July 14, 1967 in the R.M.C. Office for Greenville County. This is a junior mortgage to the mortgage given by W. Dennis Smith to Woodruff Federal Savings and Loan on May 23, 1967 and duly recorded in Mortgage Book 1058 at page 590 on May 26, 1967 in the R.M.C. Office for Greenville County.

STAMP: TAX 05

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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