

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAR 7 4 44 PM '79  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, CLAUDE DELK HOLCOMBE, JR.,

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

SOUTHERN BANK & TRUST COMPANY,

(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

THIRTY THOUSAND AND NO/100 ----- Dollars (\$ 30,000.00 ) due and payable

Per terms of note of even date herewith.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid:

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:

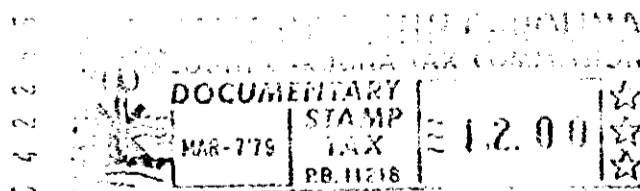
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in Greenville Township, situated on the Northern side of Cureton Street, the City of Greenville, being shown as Lot No. 7 and 10-feet off the West side of Lot No. 8 of Block F as shown on plat of Kanatenah, made by J. E. Sirrine & Co., August 25, 1923, recorded in the R.M.C. Office for Greenville County, in Plat Book F, at Pages 130 and 131, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Cureton Street, at joint front corner of Lots 6 and 7, of Block F, and running thence along the Northern side of Cureton Street, N. 63-35 E. 70-feet to an iron pin in front line of lot 8, said pin being 10-feet East from the joint front corner of Lots 7 and 8; thence through Lot 8, N. 26-18 W. 160-feet to an iron pin in rear line of Lot 8; this pin being 10-feet from the joint corner of lots 7 and 8; thence S. 63-35 W. 70-feet to iron pin at corner of Lots 6 and 7; thence along line of Lot No. 6, S. 26-18 E. 160-feet to an iron pin on Cureton Street, the point of beginning.

This being the same property conveyed to the mortgagor by deed of J. Carlton Perry and Helen M. Perry as recorded in the R.M.C. Office for Greenville County in Deed Book 1018, at Page 66 on May 9, 1975.

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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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