

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
1 54 PM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

VCL 1480 PAGE 200

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LARRY A. HOLDEN AND CATHY D. HOLDEN

(hereinafter referred to as Mortgagor) is well and truly indebted unto A.C.F., INC.

(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

Six Thousand Six Hundred & No/100 (\$6,600.00)----- DollarsXXXXXXXXXXXXX due and payable
In monthly payments to be \$140.24 for a period of five years.

with interest thereon from date at the rate of 10% 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, on Carr Road, containing 1.914 acres more or less, and being known and designated as Lot # 4, on a plat of Carr Acres, prepared by Dunn and Keith Surveyors on July 6, 1979 and being recorded in Plat Book 7-C at page 38 in the R.M.C. Office for Greenville County, South Carolina and having according to said plat the following metes and bounds to-wit:

BEGINNING at the joint front corner of Lots 4 and 5 on Carr Road and running thence with the joint line of said lots, S. 75-08 W. 364.5 feet to the joint rear corner of said lots; thence with Olinger property, S. 07-53 W. 214.5 feet to the joint rear corner of Lots 3 and 4; thence with the joint line of said lots, N. 74-40 E. 487.95 feet to the joint corner of said lots on Carr Road; thence with Carr Road, N. 26-40 W. 198 feet to the beginning corner.

This conveyance is subject to all recorded restrictions, easements and rights-of-way and particular attention is called to the drainage easement approximately two-thirds from the front of said lot and running in the general direction of Carr Road. Subject also to any governmental zoning or ordinances.

This being a portion of the same property conveyed unto A.C.F., Inc. by deed from Beatrice Hudson and Willie H. Hudson recorded on the 10th day of July, 1979, in the R.M.C. Office for Greenville County, S. C. in Deed Book 1106 at page 436.

This is a purchase money mortgage.

GCTO --- 1 SE 10 79 841

STATE OF SOUTH CAROLINA
RECORDS AND DEEDS DIVISION
DOCUMENTARY
STAMP
178 102.34
1979

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 such 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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