

MORTGAGEES ADDRESS: 423 BISHOP DR.

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EDWARDS, DUGGAN AND REESE, P. A.
Attorneys-at-Law
P.O. Box 126
Greer, S.C. 29651

MARSHALL SC,
STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE S. C. MORTGAGE OF REAL ESTATE

TO WHOM THESE PRESENTS MAY CONCERN:

PH #80
MERSLEY

WHEREAS, RICHARD R. FULLER

(hereinafter referred to as Mortgagor) is well and truly indebted unto THOMAS CARROLL HOLCOMBE and NANCY HOLCOMBE

(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 ONE THOUSAND, NINE HUNDRED, SEVENTY AND 55/100ths Dollars (\$ 21,970.55) due and payable in monthly installments of \$275.00 each beginning 30 days from date and continuing until principal and interest are paid in full.

with interest thereon from date at the rate of 11.00 per centum per annum, to be paid: monthly, on the balance due

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, containing approximately 7.66 acres and having according to a plat prepared by Carolina Surveying Co., dated April 20, 1977, to be recorded herewith, the following metes and bounds, to-wit:

BEGINNING at a point on the edge of Furgerson Road, joint corner of property belonging to Herbert W. Henry and running thence with the line of Henry S. 9-41 E. 250 feet to an old iron pin; thence continuing with the line of said Henry S. 9-41 E. 304.3 feet to an old iron pin; thence continuing with the line of said owners, S. 9-41 E. 210 feet to an iron pin; thence continuing with the line of said Henry, S. 9-41 E. 365.4 feet to a Poplar; thence S. 52-57 E. 130 feet to a point; thence S. 54-16 E. 161 feet to a point; thence S. 58-23 E. 124 feet to an iron pin at a Holly tree; thence, N. 9-49 W. 1208.3 feet to an old iron pin; thence S. 73-02 W. 269.8 feet to an iron pin; thence N. 9-41 W. 250 feet to an iron pin on the edge of Furgerson Road; thence running with the edge of Furgerson Road, S. 73-02 W. 25.2 feet to a point on the edge of said road, the point of beginning.

THIS is the identical property conveyed to the Mortgagor by deed of Thomas Carroll Holcombe to be recorded of even date herewith.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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