

MORTGAGE OF REAL ESTATE -

719 Graymont Ave  
Columbia, S.C. 29205

BOOK 1570 PAGE 334

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S.C. MORTGAGE OF REAL ESTATE

PH '82 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Don E. Holtzclaw and Kathy A. Holtzclaw

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

(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 Fifty Two Thousand Nine Hundred Fifty and No/100-----  
-----Dollars (\$52,950.00 ) due and payable

as set forth in promissory note of even date

with interest thereon from date at the rate of 12% 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:

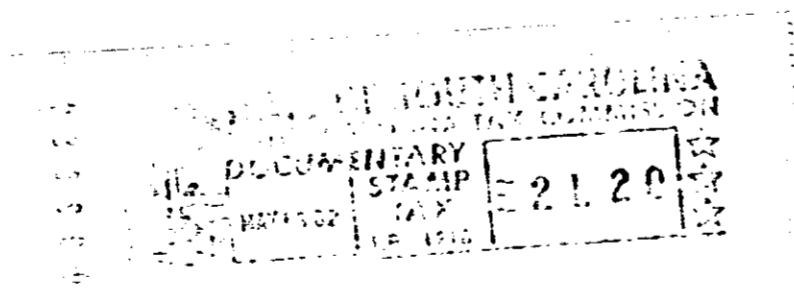
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville

ALL that certain piece, parcel or lot of land in the County of Greenville, in the City of Greer, State of South Carolina, being shown and designated as Lot #65, on plat of Burgiss Hills, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book Y, at Pages 96 and 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly side of Chestnut Avenue, at the joint front corner of Lots #64 and 65, and running thence with the joint line of said lots N. 16-17 E. 196.6 feet to an iron pin; running thence with the joint line of Lots #59 and 65 N. 83-52 E. 87.3 feet to an iron pin; running thence with the joint line of Lots #65 and 66 S. 16-17 W. 230 feet to an iron pin on the northerly side of Chestnut Avenue; running thence with the northerly side of Chestnut Avenue N. 73-43 W. 80 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Mary Jane Jones of even date to be recorded herewith in the RMC Office for Greenville County, South Carolina.

A five (5%) per cent penalty shall be assessed against the Mortgagors for payments not received by the tenth (10th) of the month. Foreclosure shall commence if any payment is sixty (60) days late. No penalty shall be assessed for prepayment of balance.



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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 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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