

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 877 PAGE 145

FILED  
GREENVILLE CO. S. C.  
OCT 18 4 38 PM 1962  
R. M. C. OFFICE

WHEREAS, We, Jesse L. Tucker and Harold Gison, of Greenville County, South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto John A. Park, of Greenville, South Carolina,

(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 TWELVE HUNDRED FIFTY and no/100

ONE HUNDRED (\$100.00) DOLLARS on June 18, 1962; ONE HUNDRED (\$100.00) DOLLARS on DECEMBER 18, 1962; and a like sum on the 18th day of each and every succeeding June and December thereafter, for a period of three (3) YEARS, at which time the whole amount then owing shall be and become due and payable, until paid in full; with the right, however, to anticipate by the payment of all or any part thereof at any time before due, after Two (2) years; until paid in full,

with interest thereon from date at the rate of SEVEN per centum per annum, to be paid: semi-annually, until paid in full.

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 Mortgagee 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 Cantt Township, being the rear portion of that lot known and designated as Lot Number Thirty Three (No. 33) on a plat of "Conestee" made by R. E. Dalton, Engr., dated December 1943, recorded in the R. M. C. office for said County and State in Plat Book "K" at page 276, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at a point on the southwestern side of Third Avenue, which point is Thirty Three (33) feet southeasterly from Main Street, and running thence along the southwestern side of Third Avenue, S. 48-10 E. 123.4 feet to a pin; thence along line of Lot No. 50, S. 41-13 W. 92 feet to a pin, joint corner with Lot No. 34; thence with the line of Lot No. 34, N. 48-10 W. 125 feet to a pin; thence in a line parallel with Main Street, N. 42-16 E. 92 feet to the beginning corner.

The above described property is the same this day conveyed to us by H. L. Hollowell and Virginia B. Hollowell, by deed of this date, same to be recorded in said R. M. C. office along with this mortgage.

This mortgage is given to obtain funds with which to pay a part of the purchase price for said property, same are so being used, and this is a purchase money mortgage.

There is located on the above described property a Six-room frame dwelling house and other improvements.

This is a first mortgage over the above described property and there are no other mortgages, judgments, nor other liens or encumbrances, over or against same prior to this mortgage.

It is understood and agreed that the failure of mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

And all of which is, and is intended to be, in accordance with the provisions hereinafter set out.

This mortgage is executed subject to the rights and easements contained in Deed dated March 30, 1944, recorded in Volume of Deeds 263 at page 45 in the R.M.C. office.

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.

*Satisfied and paid in  
full this 13th day of  
October 1962*

*John A. Park*

*Witness:  
John B. Park*

SATISFIED AND CANCELLED OF RECORD  
13 DAY OF  
OCTOBER 1962  
R. M. C. OFFICE  
471009  
J. Saward  
9925