



DEC 3 11 57 AM 1963

BOOK 942 PAGE 313

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, R. F. Tucker and R. V. Tucker, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Twenty Thousand and No/100 - - - - - (\$20,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of _____

Two Hundred Twenty-Two and 05/100 - - (\$ 222.05) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently

extended, will be due and payable 10 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, lying on the northern side of Welcome Road, being shown on a plat of the Property of W. E. McClain, prepared August 27, 1959, being recorded in the R. M. C. Office for Greenville County in Plat Book TT at Page 106 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the northern side of Welcome Road at its intersection with a 30-foot street or alley and running thence with the western side of said alley, N. 15-05 W. 151.95 feet to an iron pin; thence continuing with the northern side of said alley, N. 66-22 E. 53.5 feet to an iron pin; thence N. 28-23 W. 50 feet to an iron pin; thence S. 76-22 W. 111.5 feet to an iron pin; thence S. 15-05 E. 211 feet to an iron pin on the northern side of Welcome Road; thence with Welcome Road, N. 74-55 E. 70 feet to the beginning corner; being the same property acquired by the mortgagors by three separate deeds being recorded in the R. M. C. Office for Greenville County in Deed Vol. 642, at page 547, Vol. 642 at page 548 and Vol. 643 at page 9. Said property is shown on the County Tax Maps at Sheet 242.3, Block 2, Lots 2, 3 and 6.

ALSO: All of mortgagors' right, title and interest, the same being an undivided one-half interest, in and to a 30-foot alley as appears on the above mentioned plat recorded in Plat Book TT at page 106 and having such metes and bounds as appears thereon. Said alley has a width of 30 feet and connects Welcome Road with White Horse Road. Said alley is shown on the County Tax Maps at Sheet 242.3, Block 2, Lot 5.1; being the same property acquired by the mortgagors by deed recorded in the R. M. C. Office for Greenville County in Deed Vol. 699 at page 1."