

FILED
MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. *Adams & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 20 9 49 AM 1959

MORTGAGE OF REAL ESTATE

BOOK 1117 PAGE 511

TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, Eva Tucker

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. S. Fox

(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 -----Five Hundred and No/100----- Dollars (\$ 500.00) due and payable one (1) year from date,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: at maturity

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, in Austin Township, on the branchwaters of the Reedy River on the side of , containing 11.34 acres, more or less, and having such metes and bounds as are shown on the deed from J. A. Lewis to John Tucker, said deed recorded in the RMC Office for Greenville County in Deed Book 208, at Page 25, and being that same property devised to the mortgagor herein by Will of John Tucker, said Will being on file in the Probate Court for Greenville County in Apartment 707, File 11.

LESS, HOWEVER, those certain pieces of land heretofore deeded to various individuals by deeds recorded in the RMC Office for Greenville County in Deed Book 740, Page 314, Deed Book 350, Page 339, and Deed Book 353, at Page 332, leaving approximately 2.15 acres of the original tract which is subject to this mortgage.

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.

*Paid in full and satisfied. This deed was signed by
Eva Tucker
C. S. Fox
Witness: J. A. Roberts, Register
Greenville, S. C.*

SATISFIED AND CANCELLED OF RECORD
27 DAY OF *April* 1959
OLLIE FARNSWORTH
R. M. C. SON, GREENVILLE COUNTY, S. C.
AT 11 O'CLOCK, A. M. NO. 1117