

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1173 PAGE 275

Nov 20 3 37 PM '70

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R.M.C.

WHEREAS, CHARLES J. LOUCKS, JR. AND MARTHA C. LOUCKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MADGE L. TRIBBLE

(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 TEN THOUSAND AND NO/100

Dollars (\$10,000.00) due and payable

in installments of Eighty Four and 39/100 (\$84.39) Dollars on the 15th day of each month, with the first payment due December 15, 1970, until the principle sum with interest has been paid in full, such payments to be applied first to payment of interest and then to the payment of principal with the last payment being due December 15, 1985, with right of anticipation.

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

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 1.21 acres, more or less, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern edge of Terrain Drive, which pin is N. 55-55 E. 452.3 feet, more or less, from the intersection of Terrain Drive and Fork Shoals Road, and running thence S. 33-35 E. 407.2 feet to an iron pin; thence N. 43-45 E. 135 feet to an iron pin; thence N. 32-47 W. 378.8 feet to an iron pin on the Southeastern edge of Terrain Drive; thence with the Southeastern edge of said drive, S. 55-55 W. 137 feet to the point of beginning.

This is the same property conveyed to the Mortgagors by deed of Madge L. Tribble of even date, and this mortgage is given to secure a portion of the purchase price of said property.

ASSIGNMENT:

For value received, a one-half undivided interest in the within mortgage, and in the note which it secures, and in the debt which the note evidences, are hereby assigned to A. V. Tribble, his heirs, personal representatives and assigns forever, this the 20th day of November, 1970.

MADGE L. TRIBBLE

(SEAL)

WITNESSES:

[Handwritten signatures of witnesses]

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.