

GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 21 9 53 AM '71

BOOK 1199 PAGE 413

OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Newel Tucker and Lois E. Tucker, jointly and severally, are

(hereinafter referred to as Mortgagor) well and truly indebted unto

Mabry R. Gillespie Butler,

(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

----- Three Thousand, Five Hundred and No/100 ----- Dollars (\$ 3,500.00 ) due and payable

in equal successive monthly instalments of Seventy-Four and 94/100 (\$74.94) Dollars each, including interest thereon, until both principal and interest are paid in full, there being fifty-four (54) such monthly instalments required to pay said principal sum and the interest thereon in full, first instalment due and payable on September 5, 1971, and a like payment on the 5th day of each succeeding month thereafter until fifty-four (54) such payments have been made, with interest thereon from date at the rate of six per centum per annum, to be paid monthly and included in the monthly instalments aforesaid.

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: and heirs:

"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 Gantt Township, on the eastern side of the Air Base Road and on the northern side of Lake Shore Drive, being shown as an un-numbered lot on plat of Lake Shore Acres, prepared by Jones & Sutherland, September 9, 1958, and revised October 16, 1958, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book MM at page 43, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of Lake Shore Drive at the southwest corner of lot 4 and running thence along the line of said lot, N. 2-03 E. 151.1 feet to an iron pin; thence N. 85-12 W. 188.7 feet to an "X" in a wall on the eastern side of the Air Base Road; thence along the eastern side of the Air Base Road, S. 0-10 E. 131.6 feet to an iron pin; thence following the curvature of the Air Base Road aforesaid as it converges with Lake Shore Drive, the chord being S. 42-16 E. 36.2 feet to an iron pin on the northern side of Lake Shore Drive; thence along the northern side of Lake Shore Drive, S. 86-30 E. 157.5 feet to the point of beginning.

The above described property is the same that was conveyed to me by deed from the mortgagee herein, yet to be recorded, and is given for the purpose of securing a portion of the purchase price of said property.

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.