

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 16 4 00 PM '77

BOOK 1237 PAGE 509

OLLIE FARNSWORTH MORTGAGE OF REAL ESTATE

R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Thomas D. Snow and Lavonia N. Snow

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oliver A. Tucker, and his heirs and assigns

(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

Seven thousand & No/100 ----- Dollars (\$7,000.00) due and payable

as follows: \$83.10 August 9, 1972 and \$83.10 the 9th. day of each and every month until paid in full, payment applies first to interest and balance to principal.

with interest thereon from date at the rate of $7\frac{1}{2}$ per centum per annum, to be paid:

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, Chick Springs Township, located in Pleasant Grove Community, $1\frac{1}{2}$ miles South of Greer, S. C. on Grand Teton Drive and being shown and designated as all of Lot Number 15, SECTION ONE (1), on plat entitled "TETON FOREST", made by John A. Simmons, registered surveyor, dated September 17, 1965, and recorded in plat book "LLL" page 129, Greenville County R. M. C. Office, and having the following courses and distances, to-wit:

Beginning on an iron pin on the west side of Grand Teton Drive, joint corner of Lots Number 14 and 15, and runs thence N. 46 - 19 W. 160 feet to an iron pin; thence N 43 - 41 E. 115 feet to an iron pin; thence S. 46 - 19 E. 160 feet to an iron pin; thence S. 43 - 41 W. 115 feet to the beginning corner.

This is a portion of the property conveyed to McElrath & Tucker, Inc. by deed of John H. Greer, recorded in Deed Book 919, Page 269, R. M. C. Office for Greenville County, South Carolina.

Property conveyed subject to restrictions recorded in deed book 787, page 312, Greenville County R. M. C. Office and easements of records.

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.