

MORTGAGE OF REAL ESTATE - Form 1 - 1972 - 1973 - Greenville, S.C.

BOOK 1253 PAGE 15

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S.C.
MORTGAGE OF REAL ESTATE

OCT 11 10 12 AM 1973
TO WHOM THESE PRESENTS MAY CONCERN:

ELIZABETH RIDDLE
R.M.C.

WHEREAS Erwina W. Tucker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto John W. Chiles, Jr.,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory notes of even date herewith, the terms of which are incorporated herein by reference, in the sum of
Four Thousand and No/100 Dollars (\$4,000.00) due and payable on demand,

with interest thereon from maturity at the rate of seven (7%) per centum per annum, to be paid: on demand, on the first \$2,600.00 only, no interest on balance.

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, lying and being in Austin Township, being known and designated as Lot No. 75 in the subdivision known as Eastdale subdivision, plat of said subdivision being recorded in the Greenville County RMC Office, and being more fully described as follows:

BEGINNING at an iron pin on the south side of Sycamore Drive, joint corner with Lot No. 74, and running thence along said Lots S 15-00 W, 200 ft. to an iron pin; thence S 75-00 E, 100 feet to an iron pin; thence N 15-00 E, 200 ft. to an iron pin on Sycamore Drive; thence along said Drive, N 75-00 W, 100 ft. to the point of beginning.

The above-referred-to plat is recorded in the R.M.C. Office for Greenville County in Plat Book YY, at Page 119.

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.

SATISFIED AND CANCELLED OF RECORD

16th Jan 1973

R. M. C. Office
AT 1:02 PM 20093

FOR SALES BY MORTGAGEE
SATISFIED BY BANK 13

SEE PAGE 129