

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.
DONNIE S. TANKERSLEY
A.B.C.

MORTGAGE OF REAL ESTATE

BOOK 1330 PAGE 203

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Thomas Ralph Tucker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bobby C. Hart & Joyce M. Hart

(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

-----One Thousand and Five Hundred and No/100-- Dollars (\$ 1,500.00) due and payable

at the rate of \$41.66 per month for thirty-five consecutive months and a final payment of \$41.90, beginning on or before January 1, 1975 and ending on or before December 1, 1977.

with interest thereon from date at the rate of XXXXXXXX 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, All those certain lots of land situate on the western side of Tigerville Road, Bates Township, being shown and designated as Lots 1 and 2 on plat of property of Ophelia H. Miller, made by Terry T. Dill, recorded in Plat Book 00 at Page 446, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Tigerville Road, front corner of Lots 2 and 3, and running thence with line of said lots, N. 80-32 W. 175 feet to iron pin; thence N. 9-28 E. 279.4 feet to iron pin; thence S. 87-16 E. 176 feet to pin on said Road; thence with said Road S. 9-28 W. 300 feet to the beginning corner.

LOTS NO. 1, and 2 are owned by the grantors, Bobby C. Hart and Joyce M. Hart.
Said lots as recorded in Deed Book 724 at Page 470.

This is a Junior Note to 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.

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