

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JUN 19 3 25 PM '75
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, JAMES BIVINGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jack A. Tucker & James Arrowood

(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

Four Thousand Five Hundred-----Dollars (\$4,500.00) due and payable
Sixty Dollars the 1st of each month starting June 1975 and each and every following
month until the balance is paid in full. INTEREST will be deducted from the payment
each month with the balance of payment to be deducted from the principle.

with interest thereon from June 1st 1975 at the rate of 8% 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, being shown and designated on plat entitled Survey For Frances B. Arrowood, made by Piedmont Engineers and Architects, dated May 16, 1967, and recorded in the R.M.C. Office for Greenville County in Plat Book 665 at Page 155, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on Boling Road at corner of Property of J.P. Stevens & Co. and running thence along Boling Road, S. 30-37 W., 100 feet to an iron pin; running thence S. 86-35 W., 378.36 feet to an iron pin; running thence N. 1-09 W., 100 feet to an iron pin; running thence N. 88-51.E. 430 feet to an iron pin, the point of BEGINNING.



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 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.