

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

We, Shell W. Rowe and Steven E. Fisher

WHEREAS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Oliver A. Tucker and Frances M. Tucker, their Heirs and assigns forever:

(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

Twenty-five thousand & 10/100 -----Dollars (\$ 25,000.00) due and payable

as follows: Two hundred sixteen & 96/100 dollars (216.96) on August 1, 1977 and Two hundred sixteen & 96/100 dollars (\$216.96) the first 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 8 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

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All that certain parcel or lot of land situated on the west side of Valley Lane, Oneal Township, Greenville County, South Carolina, located about three miles Northwest of the City of Greer, being shown as Lot Number 18, on a plat of property made for Fred Bishop by H. S. Brockman, Surveyor, dated November 5, 1957, recorded in the R. M. C. Office for Greenville County, and having the following courses and distances:

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BEGINNING on an iron pin on the margin of Valley Lane, joint corner of Lots 16 and 18 on said plat, and runs thence S. 65 - 25 W. 232 feet to an iron pin; thence N. 88 - 50 W. 114 feet to an iron pin; thence N. 6 - 40 W. 52 feet to an iron pin; thence N. 63 - 25 E. 298.3 feet to an iron pin; thence S. 34 - 51 E. 110 feet to the beginning corner.

This is a portion of the property conveyed to McElrath & Tucker, Inc. by deed of Tena B. Jorgensen, recorded in Deed Book 957, at Page 339, R. M. C. Office for Greenville County, South Carolina. Recorded October 9, 1972

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PS 11218

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.

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