

3 PRINCESS AVENUE, GREENVILLE, S.C. 29611

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE S.C.
JUN 29 1982
DONALD W. AYERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THOMAS ROGER BROWN AND PAMELA AYERS BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM THAD TUCKER

(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 Eight Thousand and two/100ths

Dollars (\$ 8,200.00) due and payable

as set forth in note of even date.

~~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:~~

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

ALL that piece, parcel or lot of land, containing .63 acres, more or less, with all building and improvements, situate, lying and being on the southern side of South Welcome Road, in Greenville County, South Carolina, having according to a plat of the PROPERTY OF CHERYL JEAN TUCKER SAMS, made by T. H. Walker, Jr., Surveyor, dated May 26th, 1979, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of South Welcome Road, said iron pin being located 110.6 feet east of the intersection of the right of way of South Welcome Road with Princess Avenue, and from said beginning point running thence along the Southern side of South Welcome Road, N. 75-20 E., 95.9 feet to an iron pin; thence through an easement owned by Duke Power Company, S. 0-53 E., 333 feet to an iron pin; thence along the line of other property owned by the Grantor, N. 41-02 W., 153.9 feet to an iron pin; thence continuing along said line, N. 15-43 E., 79.25 feet to an iron pin; thence continuing along the line of said property, N. 11-51 E., 118.8 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Cheryl Tucker Sams dated June 29 and recorded in the RMC Office for Greenville County in deeds volume 1169 at page 439.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUN 29 1982

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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