

AMOUNT OF LOAN: \$7,000.00

BOOK 1596 PAGE 481

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**MORTGAGE  
OF  
REAL PROPERTY**

FILED  
GREENVILLE CO. S. C.  
MAR 3 10 15 AM '83  
DONNIE S. GIBBERSLEY  
R.M.C.

THIS MORTGAGE, executed the 1st day of March 1983 by STEVE N. TUCKER and MARY G. TUCKER (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is Post Office Box 2568, Greenville, South Carolina 29602.

**WITNESSETH:**

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated March 1, 1983, to Mortgagee for the principal amount of Seven Thousand Two Hundred Nine and 42/100 Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land situate in the State of South Carolina, County of Greenville, being known and designated as Lot 13, Pleasant Drive, as shown on plat of J. W. Whitt, recorded in Plat Book WW at Page 75 in the RMC Office for Greenville County and a more recent plat of Property of Steve N. Tucker and Mary G. Tucker, dated January 5, 1977, prepared by Campbell and Clarkson, Surveyors, Inc., and having according to the more recent plat of Property, the following metes and bounds, to wit:

BEGINNING at an iron pin on the southerly side of Pleasant Drive, joint front corner of Lots 1 and 13 and running thence S 23-48 E 125.5 feet to an iron pin; thence along the rear line of Lot 13, S 60-35 W 100.0 feet to an iron pin at joint rear corner of Lots 12 and 13; thence along the common line of Lots 12 and 13, N 15-50 W 150.6 feet to a fence post on Pleasant Drive; thence along said Drive, N 76-17 E 80.0 feet to an iron pin, being the point of beginning.

Being the same property conveyed to the mortgagors herein by deed of Nolen R. Smith and Joanne T. Smith recorded in the RMC Office for Greenville County on January 10, 1977 in Deed Book 1049, Page 356.

OF SOUTH CAROLINA  
PROPERTY TAX COMMISSION  
DOCUMENTARY  
STAMP  
MARCH 1983  
\$ 02.92

**TOGETHER** with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

**TO HAVE AND TO HOLD** all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

**MORTGAGOR** covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

**PROVIDED ALWAYS**, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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