

MORTGAGE OF REAL ESTATE

Mortgagee: **BOOK 1631 PAGE 19**
107 Ballonger Ave., Greer, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OCT 07 10 13 AM '83
GREENVILLE
DOHN
R.M.C. OFFICE

WHEREAS. We, Billy R. Tucker and Margaret A. Tucker

(hereinafter referred to as Mortgagor) is well and truly indebted unto Cecil W. McClimon

(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 Two Thousand Eight Hundred and No/100-~~00~~ ⁰⁰

Dollars (\$ 2,800.00) due and payable to be paid over a period of 15 years or 180 equal installments of \$35.32 each of principal and interest, first payment due on the 1st day of November, 1983 and payment on the 1st. day of each month thereafter until paid in full. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of 13 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, O'Neal Township, School Dist. No. 11G, close by the Washington School, on the South side of the Washington-O'Neal surfaced road, and containing two acres, more or less, and having the metes and bounds as shown by plat recorded in Plat Book WW, page 137, R. M. C. Office for Greenville County, to which reference is hereby made for a more complete description as to metes and bounds.

This is the same conveyed to the within mortgagors by William A. Owens and Audrey B. Owens by deed to be recorded herewith.

This is a second mortgage.

STATE OF SOUTH CAROLINA
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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 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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