

STATE OF SOUTH CAROLINA

MAR 13 2 41 PM 1968

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COUNTY OF Greenville

OLLIE FARNSWORTH  
R.M.D.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Bruce R. Tucker

(hereinafter referred to as Mortgagor) is well and truly indebted unto B. C. Givens

(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 **Thirteen Hundred Fifty & no/100 - - - -**

Dollars (\$1,350.00) due and payable

as follows: \$50.00 on April 9, 1968 and \$50.00 on the 9th day of each month thereafter until paid in full

with interest thereon from date at the rate of **6 1/2** 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, Fairview Township on the South side of Jenkins Bridge Road, with the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern edge of the Jenkins Bridge Road, joint corner with lands of Ben W. Garrett and Emma Lee W. Garrett, and running thence with the southern edge of said road S. 59-31 W., 220.2 feet to an old iron pin at a point where Jenkins Bridge Road runs into the right of way of S. C. Highway No. 418; thence with the northern edge of said highway No. 418 S. 83-44 E. 118.5 feet; thence continuing with said right of way S. 70-02 E., 75 feet; thence S. 82-32 E. 93.2 feet to an iron pin; thence along the same course 40 feet to a point; thence in a northwesterly direction 280 feet, more or less, to an iron pin, the point of beginning, and bounded by the said Jenkins Bridge Road, lands of the Garrett's and the right of way of said Highway No. 418. Being the same tract of land conveyed to the mortgagor on the 1st day of March 1968 by deed of Ben W. Garrett and Emma Lee W. Garrett to be recorded herewith. This being the same lot of land upon which is located the former home of Dee Sims, occupied by him at the date of death.

*Paid in full 4/25/68  
B. C. Givens  
Witness J. E. White  
C. B. Givens*

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.