

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

GREENVILLE
FILED
FEB 23 2 12 PM '77
S. J. HARRIS
R.M.C.

WHEREAS, GEDDIES BASCO TUCKER and SUSAN D. TUCKER

(hereinafter referred to as Mortgagor) is well and truly indebted unto RAY D. HAWKINS

(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

FIVE THOUSAND FIVE HUNDRED AND NO/100----- Dollars (\$ 5,500.00 due and payable
in full ninety (90) days from date

with interest thereon from date at the rate of Nine per centum per annum, to be paid: at maturity

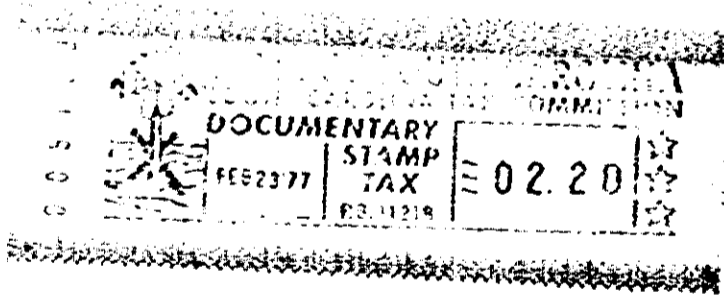
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, on the corner of Pelham Street and Cannon Avenue, in Chick Springs Township, in the city of Greer, and being known and designated as Lot No. 4 on plat of I. M. Wood property according to a survey by W. A. Christopher dated November 24, 1919 and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the eastern side of Pelham Street and running thence N. 33-45 E. 71 feet to an iron pin; thence S. 55-00 E. 160 feet to an iron pin; thence S. 33-45 W. 71 feet to an iron pin on Cannon Avenue; thence along said Cannon Avenue N. 55-00 W. 160 feet to the point of beginning on Pelham Street.

This is the same property conveyed to mortgagors by deed from Beulah T. Coggins, recorded March 31, 1975 in the RMC Office for Greenville County in deed volume 1016 at page 61.



Ray D. Hawkins
1157 S. Pleasantburg Drive
Greenville, S. C., 29605

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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