300) 1571 1431 280

STATE OF SOUTH CAROLING:

] C S. C

MORTGAGE OF REAL ESTATE

3 37 PH TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONA

FREESLEY

WHEREAS,

P. RANDALL BENTLEY and EDWARD C. CASE

(hereinafter referred to as Mortgager) is well and truly indebted un to Louis J. Tucker and Hazel H. Tucker

(hereinafter referred to as Mortgagoe) as evidenced by the Mortgagor's premissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand and no/100ths------

Dellars (\$2,000.00) due and payable

as set forth by note of mortgagors 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:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and acsiens:

ALL that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.71 acres, more or less, as shown on a plat prepared for Martha B. Fhillips, by T.T. Dill, dated May 2, 1970, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Blind Tiger Bridge Road and running thence S. 55-15 W., 100 feet to an iron pin; thence S. 50-30 W., 250 feet to an iron pin; thence N. 40-00 W., 597 feet to an iron pin on Fowler line; thence N. 48-40 E., 189.5 feet to an iron pin; thence along the line of Burrell, S. 54-45 E., 633 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by deed of Mortgagees, of even date, to be recorded simultaneously herewith.

THIS mortgage is second and junior in lien to that mortgage between P. Randall Bentley and Edward C. Case to Southern Bank and Trust Company made on even date, in the amount of \$26,500.00, to be recorded simultaneously herewith.

CONVERNITORY CARCILLIAN CONVERSOR

CONVERNITORY

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the cents, issues, and profits which may arise or be had thereform, 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 soized 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever fawfully claiming the same or any part thereof.

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