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Mortgage Co. SC  
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MORTGAGE OF REAL ESTATE -  
FILED  
GREENVILLE CO S.C.  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
JUL 20 3 31 PM '83  
DONNIE S. TANNERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Donald A. Ticknor and Charlene B. Ticknor

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.K.S., A Partnership

(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 Ten thousand Eight hundred sixty-six and no/100----- Dollars (\$ 10,866.00 ) due and payable

in equal monthly installments of \$161.04 for ten years until paid in full

with interest thereon from date at the rate of 12½ per centum per annum, to be paid: monthly

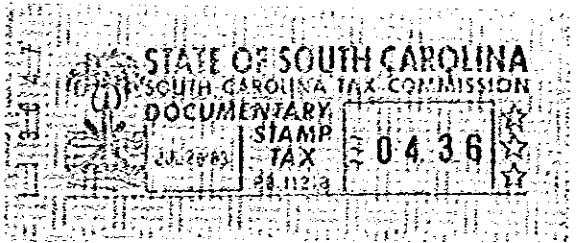
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, shown and designated as 4.17 acres on a plat entitled "Survey for B.K.S., A Partnership" by R.B. Bruce, dated December 7, 1982, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southern end of Fourth Day Street at the corner of Tract 6, Property of B.K.S., A Partnership, and the property being described herein, and running S 5-25 E 100 feet to an iron pin; thence running S 1-08 W 286.4 feet to an iron pin, being the corner of Lots 4 and 5 of B.K.S., A Partnership, and the property being described herein; thence turning and running N 88-32 W 374.5 feet to an iron pin; thence turning and running along the property line of property now or formerly of Elizabeth and Nancy Rogers N 34-58 W 344.9 feet to an iron pin; thence turning and running still with the property line of Rogers N 13-10 E 111.1 feet to an iron pin; thence turning and running S 77-10 E 208.2 feet to an iron pin; thence running N 84-37 E 341.6 feet to an iron pin, the point of beginning.

This being the same property conveyed to the mortgagors herein by deed of B.K.S., A Partnership, to be recorded of even date herewith.



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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 Mortgagee and all persons who may lawfully claim the same or any part thereof.