

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE S.C.

MAY 31 4:13 PM '72

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, Revendy Tucker and Nancy J. Tucker,

(hereinafter referred to as Mortgagor) is well and truly indebted unto James D. Templeton and Virginia T. Campbell,

(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 and No/100 Dollars ----- Dollars (\$10,000.00) due and payable

at the rate of \$100.00 per month commencing on June 1, 1972, with a like amount due and payable on the first day of each month thereafter for twelve (12) consecutive months, with the balance being due and payable June 1, 1973.

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

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, in Fairview Township, just outside the Town of Fountain Inn, containing .49 acre, more or less, as shown on a plat by E. E. Gary, dated March 28, 1947, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Fairview Street, joint corner of property now or formerly of E. R. Bradley, thence along the Bradley line S. 32 E. 217.4 feet to an iron pin; thence N. 55 E. 99 feet to an iron pin; thence N. 32 W. 217.4 feet to an iron pin on the Southern side of Fairview Street; thence with the side of said Street S. 55 W. 99 feet to the point of beginning.

THIS BEING the same property conveyed to the Mortgagors herein by deed dated May 13, 1972 and to be recorded in the R.M.C. Office for Greenville County, S. C. prior hereto.

Together with all and singular rights, members, herditaments, 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.