

FILED
GREENVILLE CO. S. C.

BOOK 1094 PAGE 501

STATE OF SOUTH CAROLINA

COUNTY OF Greenville JUN 7 2 40 PM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FERNANDEZ WORTH
R. M. C.

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 Twelve Hundred - - - - - Dollars (\$1,200.00), due and payable as follows: \$50.00 On July 1, 1968 and \$50.00 on the first day of each month thereafter until paid in full

with interest thereon from date at the rate of 7 per centum per annum, to be paid: annually

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, containing 2 acres, more or less, according to a plat prepared by T. H. Walker, Jr., Surveyor, dated April 27, 1968, fronting along the center of the Jenkins Bridge Road 309.2 feet, running along the joint line of other property of the Mortgagor 400.2 feet to the center of State Highway No. 418, fronting along the center of said 418 State Highway 168.4 feet; and running with the joint line of property of Ben W. Garrett from the center of said State Highway No. 418 to the center of the said Jenkins Bridge Road a distance of 459.9 feet, and bounded by other lands of the Mortgagor, Jenkins Bridge Road, lands of Ben W. Garrett and State Highway No. 418. This being the same tract of land this day conveyed to the Mortgagor by deed of the said Ben W. Garrett to be recorded.

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.

Paid and satisfied in full this the 17th day of March 1969.

B. C. Givens

*Witness Victor Morrison Babb
V. M. Babb Jr.*

SATISFIED AND CANCELLED ON RECORD

16 DAY OF *Sept* 1969
Ollie Fernandez Worth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *1:08* O'CLOCK *P. M.* NO. *65,955*