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MC

3 Princess Ave

MORTGAGE - INDIVIDUAL FORM - JOHN H. DILLARD, P.A. GREENVILLE, S.C. Greenville, S.C.

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C. MORTGAGE OF REAL ESTATE

WHEREAS, CHERYL TUCKER SAMS
R. H. C. HERSLEY

TO ALL WHOM THESE PRESENTS MAY CONCERN: 1932 PAGE 423
BOOK 77 PAGE 791

Hereinafter referred to as Mortgagor) is well and truly indebted unto WILLIAM THAD TUCKER

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 Thirteen Thousand and no/100ths Dollars (\$ 13,000.00) due and payable

as set forth in said note.

an iron pin; thence continuing along the line of said property, N. 11-51 E., 118.3 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor by the Mortgagee by deed of even date, to be recorded simultaneously herewith.

In the event that the Mortgagor should sell or convey the property the subject of this mortgage or transfer the legal or equitable title thereto in any form, without the prior written consent of the Mortgagee as to the purchaser or transferee of said property, the Mortgagee may, at his option, accelerate and call due and payable in full the within mortgage and the note which this mortgage secures.

BOOK 77

PAID AND SATISFIED IN FULL
This 29th day of June, 1932.

William Thad Tucker
William Thad Tucker

WITNESS:
[Signature]

29356

FILED CO. S. C.
JUN 29 1932
GREENVILLE

Together with all and singular rights, members, hereditaments, 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 Mortgagee 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 Mortgagee 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 whomsoever lawfully claiming the same or any part thereof.

The Mortgagee further covenants and agrees as follows

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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