

MORTGAGE OF REAL ESTATE

36098 PROVIDENCE-JARRARD CO.-GREENVILLE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, *I*, *P. J. Bruce* SEND GREETING:
the said *P. J. Bruce*

in and by *my* certain promissory note, in writing, of even date with these presents, *an* well and truly indebted to *Woodruff* AMERICAN BUILDING
AND LOAN ASSOCIATION, OF ~~GREENVILLE, S.C.~~ in the full and just sum of *Seventeen Hundred*
and Fifty (\$ *1750.00*) Dollars,

with interest at the rate of ~~6%~~ *seven (7%)* per centum per annum, to be repaid in installments of *Seventy five*
(\$ *250.00*) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest, has been paid; said monthly pay-
ments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing
that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with
any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof,
become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs
and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for
collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and
by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That *I*, *P. J. Bruce*, the said

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *Woodruff* AMERICAN BUILDING
ASSOCIATION, OF ~~GREENVILLE, S.C.~~ according to the terms of said note, and also in consideration of the further sum of Three Dollars to *me*
the said *P. J. Bruce*

Woodruff AMERICAN BUILDING
in hand well and truly paid by the said ~~FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S.C.~~ at and before the signing of these presents
(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said
Woodruff AMERICAN BUILDING
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF ~~GREENVILLE, S.C.~~, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina,
County of Greenville,
Chick Springs Township, and in the Town of Greer, on the south side of Marchant Street,
and beginning at an iron pin on the south side of Marchant Street, Lizzie Liverette's
corner, and runs thence with her line S. 2-30 E. 240 Feet to iron pin, Liverette's corner
and on line of lot #20; thence with line of Lot #20, S. 80-30 W. 10 Feet to an iron pin,
corner of Lot #20; thence with the line of Lots #20 and #21, S. 0-14 E. 110.8 Feet to an
iron pin on north bank of small branch; thence N. 58-18 W. 151 Feet to an iron pin on
north bank of said branch; corner of lot #14; thence with line of Lot #14 and #15, N.
0-52 E. 272 Feet to pin on south side of Marchant Street; thence with Marchant Street,
S. 89-01 E. 128. Feet to a point; thence with Marchant Street (continuing) S. 88-03 E.
6 Feet to the beginning corner, and being all of lot #16 and portions of lots #17 and #19
as shown on plat of the "Marchant Place," recorded in R. M. C. Office in Plat Book C,
page 197.