

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, J. E. Bruce and Helen M. Bruce

Greenville, South Carolina

hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The South Carolina National Bank of Charleston, a corporation organized and existing under the laws of the United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Twenty Five Hundred and No/100 Dollars (\$ 2,500.00) with interest from date at the rate of four and one-half percentum (4 1/2 %) per annum until paid, said principal and interest being payable at the office of The South Carolina National Bank of Charleston, in Greenville, S. C., or at such other place as the holder of the note may designate in writing, in monthly installments of Nineteen and 13/100 Dollars (\$ 19 13/100) commencing on the first day of August, 1941, and on the first day of each month thereafter until the principal and interest are paid in full, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of July, 1942.

NOW KNOW ALL MEN BY THESE PRESENTS, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of three Dollars (\$3) 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, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being on the Southwest side of Bates Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 6 on plat of Skyland Park made by Dalton & Neves, Engineers, March 1941, before the R. M. C. Office for Greenville County, S. C., in Plat Book L, at page 41, and having, according to said plat and a recent survey made by R. E. Dalton May 16, 1941, the following metes and bounds, to-wit:

Beginning at an iron pin on the Southwest side of Bates Avenue, joint front corner of lots 5 and 6; thence N. 36-13 W. 175.6 feet to an iron pin also being 175.6 feet in a Southeasterly direction from the point where the Southwest side of Bates Avenue, intersects with the Southeast side of Ackley Street, S. 30-46 E. 50 feet to an iron pin; thence with the Southwest side of Bates Avenue, S. 30-46 E. 50 feet to an iron pin; thence N. 36-13 W. 60 feet to an iron pin, rear corner of lot 6; thence with the line of lot 5, N. 61-38 E. 177.7 feet to an iron pin on the Southwest side of Bates Avenue, the beginning corner.

J. E. & Helen M. Bruce

The South Carolina National Bank of Charleston (Columbia Branch)

IN value and without recourse, The South Carolina National Bank of Charleston (Columbia Branch) hereby assigns, sets over and transfers unto The R. F. L. Mortgage Company of Charlotte, N. C. or order, the within mortgage and the note which it secures.

In Witness Whereof, The South Carolina National Bank of Charleston (Columbia Branch) has caused these presents to be signed by Jas. J. Robb its Vice-President, and its seal to be affixed this 28th day of July, 1941.

Signed, Sealed & Delivered in the Presence of:
J. Glenn Cook, Jr.
H. A. Heire

The South Carolina National Bank of Charleston (Columbia Branch)
By: Jas. J. Robb
Vice-President

Assignment Recorded July 29, 1941, at 9 a. m. # 11257

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described, and all of the property hereinbefore mentioned is hereinafter referred to as "mortgaged property."

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants with the Mortgagee that Mortgagor is lawfully seized in fee of the mortgaged property; that said property is free from all encumbrances and liens whatsoever, except

that Mortgagor has a good and legal right to sell and convey the same to Mortgagee; and that Mortgagor will warrant and defend the title to said property to Mortgagee forever against the claims and demands of any person or persons whomsoever, and if Mortgagee shall bring or defend any action to protect or establish any of its rights hereunder, the Mortgagor will pay all costs and expenses, including reasonable attorney's fees, all of which shall be added to the indebtedness secured hereby.