

FHA Form No. 2175-3
(For use under Section 502)
(Revised 7-1-48)

FEB 13 10 50 AM 1948

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, Lawton O. Bruce, Sr. and Amalee B. Bruce, of
Greenville, S. C., hereinafter called the Mortgagor, send (x) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto The Prudential Insurance Company of America, a corporation organized and existing under the laws of New Jersey, 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 Six Thousand Six Hundred - - - - - Dollars (\$ 6,600.00), with interest from date at the rate of four - - - - - per centum (4 %) per annum until paid, said principal and interest being payable at the office of The Prudential Insurance Company of America in Newark, New Jersey, or at such other place as the holder of the note may designate in writing, in monthly installments of Thirty-four and 85/100 - - - - - Dollars (\$ 34.85), commencing on the first day of March 19 48, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of February, 19 73.

NOW, KNOW ALL MEN, 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 of that piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, and on the Eastern side of Donnon Road, and being known and designated as Lot No. 13 on plat of Super Highway Home Sites prepared by Dalton & Neves, Engineers, May, 1946, which plat is of record in the R. M. C. Office for Greenville County in Plat Book P, at page 53, and being shown by a more recent survey entitled "Property of Lawton O. Bruce, Sr.", prepared by J. L. Hunter, Engineer, November 10, 1947, and having, according to said recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of Donnon Road at the joint front corner of Lots No. 13 and 14, which point is 185 feet North of the Northeastern intersection of Donnon Road and Bob White Lane, and running thence along the Eastern side of Donnon Road, N. 2-00 E. 80 feet to an iron pin at the joint front corner of Lots No. 12 and 13; thence along the common line of said last mentioned lots, S. 88-00 E. 182.5 feet to an iron pin in the center of a 5 foot strip reserved for utilities; thence along said strip reserved for utilities, S. 2-00 W. 80 feet to an iron pin at the joint rear corner of Lots No. 13 and 14; thence along the common line of said last mentioned lots, N. 88-00 W. 182.5 feet to an iron pin, the beginning corner.

ALSO one 30 Gallon Automatic Electric Hot Water Heater located in the dwelling on the above described property.

This being the same property conveyed to the mortgagors herein by Homes, Inc. of Greenville, S. C. by deed to be recorded herewith.

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 the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this mortgage.