

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Elbert W. Bruce and Carrie L. Bruce

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Five Thousand and no/100

DOLLARS (\$ 5,000.00), with interest thereon from date at the rate of six & one-half per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

August 14, 1973

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, in Saluda Township, containing 2½ acres, more or less, and being a portion of the E. L. Cox property and having the following metes and bounds, to-wit:

Beginning at an iron pin at the corner of property of Elbert W. Bruce, in line of property of B. S. Cothran, approximately 50 feet from the center of Tugaloo Road and running thence along Cothran S 68 E, 324.72 feet to an iron pin; thence along G. R. Fowler, N 21 E, 360.36 feet to an iron pin; thence along Elbert McDonald and Elbert Bruce N 78 W, 330 feet to an iron pin; thence in a line parallel, approximately, to Tugaloo Road S 22 W, 300.3 feet to an iron pin and being the same property conveyed to Carrie L. Bruce by E. W. Bruce in deed book 293 at page 286.

ALSO: All that tract of land containing 2.03 acres, more or less, in the County of Greenville, State of South Carolina, in Saluda Township, adjoining the above described tract, and being situate at the southeastern intersection of Tugaloo Road and Trammell Road and being a portion of the E. L. Cox property and the L. C. Hart property and having the following metes and bounds, to-wit:

Beginning at an iron pin at the center of intersection of Trammell Road and Tugaloo Road and following said road in a southerly direction 500 feet, more or less, to an iron pin at the corner of B. S. Cothran property; thence S 68 E, 50 feet, more or less, to an iron pin at the corner of Carrie L. Bruce property; thence along it N 22 E, 300.3 feet to an iron pin; thence S 78 E, 198 feet to an iron pin; thence N 22 E, along Elbert McDonald 198 feet to an iron pin in the center of Trammell Road; thence N 72-30 W, 168.3 feet to an iron pin; thence N 89 W, 303.1 feet to the point of beginning and being the same property conveyed to me in deed books 208, page 27; book 222, page 97 and book 216, page 99.