

STATE OF SOUTH CAROLINA
COUNTY OF Pickens

FILED
GREENVILLE CO. S. C.
DEC 15 2 45 PM 1954
OLLIE F. WORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 127

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert E. and Chrystal McNabb Bruce

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corp.
100 E. North St.
Greenville, S. C.

(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

Dollars (\$)) due and payable

with interest thereon from date at the rate of _____ per centum per annum, to be paid:

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 purposes:

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

"ALL that certain 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 Pickens, containing 7 or 8 acres, more or less, and being all of the property which I own in Pickens County, S. C. this property being in Tax District 16, and being the same property acquired to me through the Estate of my Father, John McNabb, through the Estate of my sister, Mae McNabb, and by Deed from my sister, Bertha McNabb. Said property being described as follows:

All that certain tract or parcel of land situate in Pickens County, in South Carolina, on the Southwest side of Saluda River and South side of Farr's Bridge and adjoining lands of J. E. Means, Mr. Francis Hodges and John Farr, containing 7.5 acres, more, or less, beginning on an iron pin near the Old Farr Mills the water level of the Carolina Power Company, dam, runs N. 7- $\frac{1}{2}$ W. 1.18 to an iron pin on the Farr's Bridge Rd.; thence with the road to the end of the bridges; thence 18.40 with the water level to the beginning corner, and being the same tract conveyed to John McNabb by Deed of J. R. Ware recorded in the R.M.C. Office for Pickens County in Deed Book QQ. page 134 and being the same property conveyed to J. R. Ware by Deed of R. A. Means by his deed dated March 23, 1907.

This being the same land conveyed to the Mortgagor and Emmett C. McNabb by Oscar L. McNabb by Deed dated May 29, 1956, recorded in Deed Book 8-1, at page 119, in the office of the Clerk of Court for Pickens County, the said Emmett C. McNabb having conveyed his one-half interest to the mortgagor by Deed of even date to be recorded herewith.

Title to Real Estate recorded in Book 8-2 of Deeds, page 11 at 10 O'Clock a.m.

Together with all and singular rights, members, herditaments, 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 Mortgagor 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.