

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 994 PAGE 491

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES EARLE BRUSTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto HOMER STYLES

(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 Three Hundred Seventy Nine and 99/100 ----- Dollars (\$ 379.99) due and payable

One year from date.

with interest thereon from date at the rate of 7% per centum per annum, to be paid Annually

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

Greenville, in Oneal Township, and bounded by lands of Homer Styles and James Earle Bruster and others, containing two and 8/100 (2.08) acres, more or less, and having the following metes and bounds:

BEGINNING at a spike in center of county road, corner of mortgagor's land and running thence with center of road N. 16-24 E., 140 feet to Nail and Cap in center of surface of road; thence N. 81-36 W., 200 feet to iron pipe; thence N. 65-53 W., 160 feet to stake at corner of fence; thence S. 81-25 W. 255 feet to stake corner of fence near branch; thence S. 9-00 E., 358 feet to stake at mouth of branch at Enoree River; thence with James Earle Bruster line, N. 25-15 E., 305 feet to iron pin; thence S. 73-36 E., 390 feet to beginning Corner.

The above land was conveyed to mortgagor by deed of Homer Styles, dated April 16, 1959, and recorded in Deed Book 622 at page 119, R. M. C. Office for Greenville County, South Carolina.

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.

SATISFIED AND CANCELLED OF RECORD

13th DAY OF May 19 73

Hannibal S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:34 O'CLOCK P. M. NO. 25657

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 14 PAGE 514