

State of South Carolina,

AUG 12 11 55 AM 1955

COUNTY OF

To All Whom These Presents May Concern:

WHEREAS, I, Earle James Bruster
 whose address is Travelers Rest Route # 1, City or Town of Travelers Rest
 State of South Carolina hereinafter "Mortgagors," in and by a certain promissory note of even date herewith,
 stand firmly held and bound unto Piedmont Construction Co.

hereinafter "Mortgagee," in a penal sum equal to Forty Six & 13/100 Dollars
 (\$ 46.13) per month for Eighty Four (84) months, the first payment to
 be made on the 15th day of September, 1955, and an additional payment to be made on the 15th
 day of each succeeding month thereafter (or on the last day of any succeeding month which has no such day) until an
 amount equal to the sum of such Eighty Four (84) monthly payments has been paid
 in full, as in and by said promissory note and condition thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, that Mortgagors in consideration of the said debt and sum of money aforesaid, and for the
 better securing the payment thereof to Mortgagee, according to the condition of the said promissory note, and also in con-
 sideration of the further sum of THREE DOLLARS, to Mortgagors in hand well and truly paid by Mortgagee at and before
 the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and re-
 leased; and by these presents do grant, bargain, sell and release unto Mortgagee All that certain piece,
 parcel or tract of land, situate, lying and being in O'Neal township,
Greenville County, S.C., bounded by lands of Homer Styles and James
Earle Bruster, and others, and containing 2.08 acres, more or less,
and having the following metes and bounds.

Beginning at a stake in center of county road, corner of land of
 James Earle Bruster and running thence with center of road N. 16-24
 E. 140 feet to nail and cap incenter of surfaced road; thence running
 N. 81-36 W. 200 feet to iron pipe; thence running N. 65-53 W. 160 feet
 to a stake at corner of fence; thence running S. 81-25 W. 255 feet to
 a stake at corner of thence near branch; thence running S. 900 E. 358
 feet to a stake at mouth of branch at Snoree River thence with Brusters
 line N. 45-15 E. 305 feet to an iron pin; thence running S. 73-36 E.
 390 feet to the beginning corner, being a part of the Thomas Styles---
 Estate.

This is the same property as was conveyed to James Earle Bruster
 by deed of Homer Styles dated April 16, 1959, recorded in the RMC office
 of Greenville County, S.C. in deed book 622, at page 119, April 21, 1959

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging,
 or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said premises unto Mortgagee, its successors and assigns forever. And
 Mortgagors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and
 singular the said premises unto Mortgagee, its successors and assigns, from and against Mortgagors, their heirs, executors,
 administrators and assigns, and all other persons whosoever lawfully claims or shall claim the same or any part thereof.

AND IT IS AGREED, said and between the said parties, that

1. Mortgagors shall place and continuously keep, on the buildings now or hereafter situate on said described prop-
 erty, fire and extended coverage insurance in an amount of not less than the amount which may from time to time be
 specified by Mortgagee in such insurance company as may be approved by Mortgagee; provided, however, that if Mortga-
 gee shall at any time be obligated to maintain fire and extended coverage insurance on said buildings, Mortgagors shall be
 excused from performance of this obligation to the extent of any such duplicate coverage. All insurance policies of
 Mortgagors shall contain the usual standard mortgagee clause making the loss under said policies payable to Mortgagee
 as its interest may appear; and every such policy and all renewals thereof shall be promptly delivered to and held by
 Mortgagee, together with receipt for the premium thereon. Mortgagee shall have the right to adjust with the insurer any
 loss under any such policy, and any such adjustment shall be conclusive on Mortgagors. Mortgagee shall have the right to
 receive and collect all proceeds paid on any claim under any such policy, to endorse Mortgagors' names to any check or other
 instrument of payment, and to apply such proceeds in payment of any amount due under this mortgage and the note
 secured hereby and any expenses incurred by Mortgagee in processing any claim under any such policy. Mortgagee shall pay
 to Mortgagors the balance of the proceeds, if any, remaining after making the aforesaid deductions.