

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

JUL 1 2 36 PM 1966

MORTGAGE OF REAL ESTATE

BOOK 1034 PAGE 587

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R.M.C.

WHEREAS, BRUCE'S INCORPORATED, 310 S. Line St. Greer, S.C.

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

FRANK L. LIVERETT, 100 Albert St. Greer, 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

Three Thousand Five Hundred and no/100 Dollars (\$ 3,500.00) due and payable

with interest thereon from date at the rate of 6% per centum per annum, to be paid: semi-annually in advance on the unpaid principal balance.

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, Chick Springs Township, and beginning at an iron pin on Albert Street, and runs thence N. 67-19 E. one hundred fifty-nine and four-tenths (159.4) feet to pin on Blanton's line; thence with the Blanton line, ninety-nine and two-tenths (99.2) feet to a pipe; thence with Line Street, S. 2-22 E. to a pin; thence with the Meanders of a branch to Albert Street; thence N. 9-30 W. ninety-two (92) feet to the beginning corner, and being all of Lot #29 on plat of the Marchant Place, surveyed April 1911.

ALSO, that lot of land in said Township, County and State, and beginning at a pin in center of branch on Line Street, and runs thence S. 2-22 W. fifty-eight and one-half (58½) feet to a pipe at the intersection of Line Street and an unnamed Street; thence with said unnamed Street, N. 88-32 W. seventy-eight and one-half (78½) feet; thence in a line parallel with Line Street about sixteen (16) feet to center on branch; thence with the center of the branch to the beginning point.

ALSO, all that lot in said Township, County and State, and beginning on a stake on the north side of Spring Street, and runs thence N. 87½, 87½ W. one hundred thirty (130) feet on said street; thence in a northern direction twenty-four and one-half (24½) feet to center of branch; thence down said branch one hundred thirty-two (132) feet to iron pin in center of branch; thence S. 5-00 E. sixteen (16) feet to stake on said Spring Street, the beginning corner.

ALSO, all that piece, parcel or lot of land, situate, lying and being in the County and State aforesaid, near the Town of Greer, having the following metes and bounds; BEGINNING at a point in a branch and running thence along a road North 1 1/2 East 4.26 chns. to an iron pin; thence N. 82-1/2 W. 2.54 chns. to an iron pin on bank of said branch; thence down said branch 4.67 chns. to the beginning corner, containing sixty-five one hundredths of an acre (.65), more or less.

All of the above property is the same conveyed to Margaret F Blanton by the children of E.J. Blanton, deceased, on March 10, 1948 and recorded in Vol. 311, page 387, R.M.C. Office for Greenville County.

This is the same property conveyed to Bruce's Incorporated by deed dated May, 1960, and recorded in Vol. 651, page 328, R.M.C. Office for Greenville County.

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.

For satisfaction see R. & M. Book 1117 Page 35

RECEIVED AND CANCELLED OF RECORD
11 DAY OF Feb. 1969
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
11:29 O'CLOCK A. M. NO. 18995