

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FEB 20 1967 MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: Robert S. Bruns and Patricia P. Bruns

(hereinafter referred to as Mortgagor) is well and truly indebted unto T. Paul Rosser and Janet A. Rosser,

(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 Six Hundred Fifty-Nine and 71/100----- Dollars (\$ 3,659.71) due and payable within six (6) months from date,

with interest thereon from date at the rate of six (6) per centum per annum to be paid: within six (6) months from date,

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 the City of Greenville, and situate on the eastern side of Windfield Road and being shown as Lot No. 13 on plat of Section A of GOWER ESTATES as shown by plat thereof made by Dalton & Neves dated January, 1960, recorded in Plat Book QQ at Pages 146 and 147 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Windfield Road at the joint front corner of Lots Nos. 12 and 13 and running thence with the line of Lot No. 12, N. 74-33 E. 177 feet to an iron pin in center of branch; thence along center of branch (the traverse line being N. 3-14 W. 105.76 feet) to a point in branch at joint rear corner of Lots Nos. 13 and 14; thence along line of Lot No. 14, S. 73-38 W. 201 feet to an iron pin on the eastern side of Windfield Road; thence with the eastern side of Windfield Road, S. 15-50 E. 100 feet to the beginning corner.

This mortgage is second and junior in lien to a mortgage given by T. Paul Rosser and Janet A. Rosser to First Federal Savings and Loan Association in the original amount of \$19,150.00, recorded in the RMC Office for Greenville County on October 1, 1962, in REM Volume 902 at Page 471, the same being assumed by the mortgagors herein.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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

5th DAY OF Sept. 1985

Wessie J. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10 37 O'CLOCK A. M. NO. 7972

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 91 PAGE 269