

DEC 18 2 44 PM 1968

BOOK 1112 PAGE 513

First Mortgage on Real Estate

ELLIE FARNSWORTH
R.M.S.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Llewellyn Bruce

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

Six Thousand Seven Hundred and no/100----- DOLLARS

(\$ 6,700.00---), with interest thereon at the rate of Seven per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 10 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the Northeastern side of Buncombe Road (S.C. Highway 25) and being shown as Lots 2, 37, on plat of property of Joe A. Phillips, recorded in Plat Book BB at page 159 in the RMC Office for Greenville County, and when described as a whole having the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Buncombe Road (S.C. Highway 25) at the Northeastern corner of South Rockview Drive and Highway 25, and running thence along South Rockview Drive, N. 71-10 E 157.3 feet to an iron pin on Standing Avenue; thence with the Western side of said Avenue, N. 38-30 W. 153 feet to an iron pin at rear corner of Lot 34; thence with line of Lot 36, S. 35-30 W. 148.4 feet to an iron pin on the Northeastern side of Highway 25; thence with the Northeastern side of Highway, S. 38-30 E. 100 feet to the point of Beginning.

Being a portion of the property conveyed to Mortgagor by deed recorded in Deed Book 855 at page 166.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

RECORDED AND CANCELLED ON DECEMBER 18 1968
BY CLERK OF COURT
R. M. S. FOR GREENVILLE COUNTY S.C.
AT 11:14 O'CLOCK P.M. NO. 341-51

FOR SATISFACTION TO THIS MORTGAGEE USE
SATISFACTION BOOK 1112 PAGE 513