

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
OCT 15 1 29 PM '69
OLLCIE FARNSWORTH
R. M. C.

White, Todd & Mann, Attorneys at Law, Greenville, S. C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS We, L. W. Bruntner and Lloyd D. Auten

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dan E. Bruce

(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 **Thirty-two Thousand Three Hundred Thirty-three and 32/100**

Dollars (\$ 32,333.32) due and payable

in two equal annual installments of \$16,166.66, due January 1, 1970 and January 1, 1971, plus interest on the unpaid principal balance at the rate of 8% per annum to be due and payable January 1, 1970 and January 1, 1971,

with interest thereon from maturity at the rate of 8% 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 PARCELS OF LAND TO-WIT: PARCELS 1 AND 2 DESCRIBED IN PLAT OF PROPERTY OF R. E. INGOLD BY C. O. RIDDLE, DATED JULY 12, 1969, AND PLAT OF PROPERTY OF C. O. RIDDLE, DATED DECEMBER 8, 1964, IN THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, KNOWN AND DESIGNATED AS LOTS 5-17 IN PIECES AND SHOWN BY PLAT OF PROPERTY OF R. E. INGOLD BY C. O. RIDDLE, DATED JULY 12, 1969, AND ACCORDING TO SAID PLAT HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:~~

All our right, title and interest, the same being a one-third (1/3) undivided interest in and to:

PARCEL 1: All those seven adjoining pieces, parcels or lots of land all situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the western side of S. C. Highway 291, and according to a plat by C. O. Riddle, dated December 8, 1964, having the following combined dimensions:

BEGINNING at an iron pin on the western side of S. C. Highway 291, and at the corner of Greenville Country Club property, and running thence with said highway S. 5-28 E. 257.2 feet to an iron pin; thence S. 5-26 E. 42.8 feet to a point (joint front corner of Lots 3 & 4); thence S. 3-17 E. 100 feet to a point (joint front corner of Lots 4 & 5); thence S. 0-13 E. 100 feet to a point (joint front corner of Lots 5 & 6); thence S. 2-41 W. 100 feet to a point (joint front corner of Lots 6 & 7); thence S. 5-48 W. 100 feet to the southeastern corner of Lot 7 of the corner of property of R. E. Ingold; thence with the line of said property S. 84-42 W. 254.2 feet to a point in line of Country Club property; thence with the line of said property as follows: N. 7-36 E. 42.9 feet; N. 4-52 E. 100 feet; N. 2-0 E. 100.4 feet to corner; thence N. 1-06 W. 100 feet to a point in rear line of Lot 4; N. 4-0 W. 100 feet to a point in rear line of Lot 3; thence N. 5-28 W. 256.7 feet to the northwestern corner of Lot 1; thence N. 84-32 E. 250 feet to an iron pin, the point of beginning.

PARCEL 2: All those pieces, parcels or lots of land situate, lying and being on the western side of S. C. Highway 291, in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lots 5-17 in pieces and shown by plat of property of R. E. Ingold by C. O. Riddle, dated July 12, 1969, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point on the western side of S. C. Highway 291, which point is 400 feet S. 5-28 E. to an intersection of said highway and Cleveland Street as shown on said plat and running thence S. 84-32 W. 250 feet to an iron pin in the line of property of the Greenville Country Club; thence with the line of said property S. 5-28 E. 1300 feet to a point; thence N. 84-32 E. 250 feet to a point on the western side of S. C. Highway 291; running thence with said highway, N. 5-28 W. 1300 feet to an iron pin, the point of beginning.

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.