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BOOK 1145 PAGE 43

STATE OF SOUTH CAROLINA

OLLIE EARNSWORTH

COUNTY OF GREENVILLE

R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LEOMIE C. BRUSTER

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

(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

ONE THOUSAND EIGHT HUNDRED THIRTY - - - - - Dollars (\$ 1,830.00) due and payable as set forth in said note

with interest thereon from date at the rate of eight 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 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, located on the northern side of Pine Log Ford Road, adjoining a lot heretofore conveyed to Sarah Jean C. Talley, and having the following courses and distances, to-wit:

BEGINNING at a point at the Southwest corner of the lot conveyed to Sarah Jean C. Talley, and running thence along the joint line of said lot N. 2-55 W. 185.4 feet to a point; thence S. 88-46 W. 100 feet to a point; thence S. 2-55 E. 185.4 feet to a point on said road; thence along the northern side of said road N. 88-46 E. 100 feet to the point of beginning.

This being a portion of the property inherited by the parties hereto from the late J. C. Cox, who died intestate on or about January 31, 1941, said property having been conveyed to J. C. Cox by a certain deed recorded in Deed Book 224 at Page 345. Reference is also made to a certain suit between the parties authorizing the sale of a large portion of said lands to Homer Styles, said proceeding being filed in the Office of Clerk of Court.

This being the same property conveyed to Leomie C. Bruster by a certain deed recorded in the R.M.C. Office for Greenville County in Deed Book 871 at Page 588.

Together with all and singular rights, members, hereditaments, 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.