

232-2768

First Mortgage on Real Estate

FILED
GREENVILLE, CO. S. C.
SEP 1 4 30 PM '71
OLLIE FARNSWORTH
R. M. C.
MORTGAGE

BOOK 1295 PAGE 39

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Ansley Bruce and Evelyn Jacks 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 Fifteen Thousand and No/100 DOLLARS

(\$ 15,000.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is ten 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 northeasterly side of Bartram Grove, near the City of Greenville, S. C., and being shown as a greater portion of Lot No. 105 of Chanticleer Section II as recorded in the RMC Office in Plat Book JJJ, page 71 and having according to said plat and also having according to a more recent survey entitled "Revision of Lots 105, 106 and 107 Chanticleer, Section II" recorded in the RMC Office in Plat Book QQQ, page 69, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeasterly side of Bartram Grove at the joint front corner of Lots 104 and 105 and running thence with the line of Lot 104 N 38-33 E 157.2 feet to an iron pin in the rear line of Lot 98; thence along the rear line of Lot 98 N 51-53 W 108.8 feet to an iron pin, joint rear corner of Lots 105 and 106; thence on a new line through Lot 105 S 43-25 W 136 feet to an iron pin on the northeasterly side of Bartram Grove; thence along said Grove on a curve the chord of which is S 17-47 E 36.6 feet to an iron pin; thence continuing with said Grove S 51-27 E 82.9 feet to an iron pin, the point of beginning.

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.