

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

BOOK 1217 PAGE 193

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
GREENVILLE CO. S. C.

WHEREAS, L. Bruce Bridges

DEC 21 1 45 PM '71

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company

(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 TWENTY FOUR AND 72/100--

Dollars (\$ 3,024.72) due and payable

in 36 equal monthly installments of \$84.02 until paid in full

with interest thereon from date at the rate of Seven per centum per annum, to be paid:

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 grant-
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-
signs:

"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 easterly shore of Saluda Lake, shown and designated on plat of property
of John Howard Edwards, Portion of Lot #15, Saluda Lake, prepared by William R. McCoy, Registered Engineer, dated
November 18, 1970, recorded in Plat Book 4K at Page 11, and more particularly described with reference to said plat as follows:

BEGINNING at an iron pin on the easterly shore of Saluda Lake, joint front corner
of property conveyed herein and property now or formerly of Toy Sullivan and
running thence along the common boundary of said properties, S. 57-52 E. 176.26
feet to an iron pin; thence turning and running S. 32-09 W. 80.69 feet to an iron
pin, joint corner of property conveyed herein and other property of Grantor; thence
turning and running along the common boundary of said properties, N. 62-45 W.
155.68 feet to an iron pin, joint corner of property conveyed herein and other
property of John Howard Edwards; thence turning and running along the shore of
Saluda Lake, N. 19-40 E. 96.08 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-
pertaining, 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.