

HORTON, DRAWDY, DILLARD, MARCHBANKS, CHAPMAN & BROWN, P.A., 307 PETTIGRU STREET, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA) FILED
GREENVILLE CO. S. C.) MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLE

APR 25 10 03 AM '72 TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
B. M. C.

WHEREAS, CHARLES V. BRUCE and VIRGINIA F. BRUCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. D. 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

TEN THOUSAND and no/100-----Dollars (\$ 10,000.00) due and payable

as provided in said Note,

with interest thereon from date at the rate of 7% per centum per annum, to be paid: monthly

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 parcel or lot of land situated on the West side of Blackwell Drive in the village of Tigerville, Highland Township, Greenville County, State of South Carolina, and being Lots Nos. 23 and 24 of the Property of North Greenville Junior College (J. H. Roe Place) according to the survey and plat by Terry T. Dill, registered C. E. dated January 1963, recorded in Plat Book YY, Page 129, RMC Office for Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Blackwell Drive near the intersection with Crain Avenue and running along Blackwell Drive N. 39-25 W., 230 feet to an iron pin; thence West S. 50-35 W., 200 feet to an iron pin; thence S. S. 39-25 E., 215 feet; thence N. 63-45 E., 190 feet along Crain Avenue to an iron pin; thence N. 12-15 E., 41 feet to the point and place of beginning.

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.