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MORTGAGE OF REAL ESTATE—Offices of Law, R.M.C. Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CC & E Realty Company, a Partnership
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Sarah W. Bruin

(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

Twenty Nine Thousand Eight Hundred and No/100ths - DOLLARS (\$ 29,800.00),
with interest thereon from date at the rate of 6% per centum per annum, said principal and interest to be repaid: Payable on or before January 15, 1974 with interest to be paid semi-annually and to be computed at the rate of 6% per annum on the unpaid balance.

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, on the Western side of Williams Street in the City of Greenville, being designated as a part of Lot No. 7 and Lots Nos. 9 and 11 of Block 6 on Plat of Boyce Addition recorded in the RMC Office for Greenville County in Plat Book A at Pages 90 and 91 and being more particularly described by metes and bounds TO-WIT:

BEGINNING at an iron pin at the Northwestern corner of the intersection at Williams Street and Curry Alley and running thence with the Western side of Williams Street N. 15-01 W. 158.66 feet to an iron pin; thence S. 76-05 W. 155 feet to an iron pin; thence S. 15-01 E. 188.66 feet to an iron pin in line of Curry Alley; thence along the Northern side of Curry Alley N. 65 E. 156 feet to the point of beginning.

As a part of the consideration, the mortgagor assumes and agrees to pay the balance due on a mortgage originally to John A. Park recorded in mortgage book 1008 at Page 338 in the RMC Office for Greenville County, the present balance being \$12,542.63.

This is the same property conveyed to the mortgagor by deed of Sarah W. Bruin to be recorded herewith.

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.