

FILED
GREENVILLE CO. S. C.

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OCT 17 3 36 PM '72

ELIZABETH R. RAY
R.H.C.

Fountain Inn Federal Savings & Loan Association
Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

SS:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Thomas M. Bruce and Bobbie H. Bruce

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C., (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 00/100-----**

DOLLARS (\$ **10,000.00**.....), with interest thereon from date at the rate of **Seven & One-Half** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

October 1, 1985

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, Austin

Township, on the Southeast side of Perry Street Extension, near Simpsonville, being Lot No. 2 on plat by W. J. Riddle, Surveyor, December, 1950, and being more fully described as follows:

BEGINNING at an iron pin on the Southeast side of said Street, corner of Lot 1, thence along line of lot 1, S. 36-15 E., 313.4 ft. to iron pin; thence N. 70-15 E., 103.6 ft. to iron pin, corner of Lot 3; thence along line of lot 3, N. 36-15 W., 333.2 ft. to iron pin on said street; thence along said street, S. 59-07 W., 100.1 ft. to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Alfred Vaughn, to be recorded of even date herewith.