

STATE OF SOUTH CAROLINA
COUNTY OF Greenville
RECORDED
COURT RECORDS

FILED
GREENVILLE CO. S. C.
JUN 1 12 05 PM '73

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY

WHEREAS, We, Homer L. Bruce and Florence H. Bruce,
312 Wyman Drive, GREEK

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lewis J. Vaughn, his heirs and assigns forever, 309 Hillcrest Dr. Greek

(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 Six-Thousand and no/00

Dollars (\$ 6,000.00) due and payable in 24 equal monthly installments, said payments beginning one month from date hereof,

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually

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, Chick Springs Township, in the Pleasant Grove Baptist Church Community, lying on the Wyman Smith Road, and being the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in deed book vol. 529 at page 150, and having according to recent survey by T. C. Adams, Eng., the following metes and bounds, to-wit:

BEGINNING at an iron pin on Wyman Smith Road, corner of property of Grantor and now or formerly of A. H. Harbin, the point of beginning being 1845.5 feet to Woods Drive and running thence with Wyman Smith Road S. 39-40 E. 150 feet to an iron pin, corner of property now or formerly owned by Mullinax, thence with this line S. 50-30 W. 181.5 feet, thence N. 39-40 W. 150 feet to an iron pin, thence N. 50-30 E. 181.5 feet to the point of beginning.

This is a second mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.