FILED
GREENVILLE CO. S.C
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dan E. Bruce

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bankers Trust of South Carolina, N.A.

(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-five Thousand -- Dollars ($ 25,000.00) due and payable on August 5, 1974,

with interest thereon from date at the rate of Nine--- per centum per annum, XXXXXX which interest has been computed and paid in advance.

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:

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXX

All that piece, parcel or lot of land located near the City of Greenville, Greenville County, South Carolina, near Union Bleachery, on the southern side of Riverside Road (or Bleachery Road) containing 3.5 acres, more or less, exclusive of a 15 foot railroad right of way and according to a plat entitled "Property of Roy S. Batson" by C. O. Riddle, R.L.S., dated April 4, 1967, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Riverside Drive (or Old Bleachery Road) and S. C. Highway 253 and running thence with the western side of S. C. Highway 253, S. 51-04 W. 324 feet to an iron pin; thence following the curve of S. C. Highway 253, the chord of which is S. 46-16 W. 131.8 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 38-58 W. 109.3 feet to an iron pin; thence with the curve of S. C. Highway 253, the chord of which is S. 33-16 W. 110.2 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 26-46 W. 98.7 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 15-54 W. 126.4 feet to an iron pin located in the middle of the right of way of G & N and Southern Railroad; thence with said right of way N. 46-54 W. 82.7 feet; thence leaving said railroad right of way N. 7-07 E. 100.1 feet to an iron pin; thence N. 12-47 E. 265.2 feet to an iron pin; thence N. 47-16 E. 625.2 feet to an iron pin on Riverside Road (or Old Bleachery Road); thence with the southern side of said road crossing Langston Creek, S. 35-41 E. 54.4 feet to an iron pin; thence still with the southern side of said road, S. 24-56 E. 126 feet to an iron pin, the point of beginning.

10.00

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.

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