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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, SARAH W. BRUIN

hereinafter referred to as Mortgagor) is well and truly indebted unto TANA P. BANKS

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 Three Thousand Seven Hundred Sixty Five and 33/100

Dollars (\$ 3,765.33) due and payable

in accordance with terms and conditions of note of even date.

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

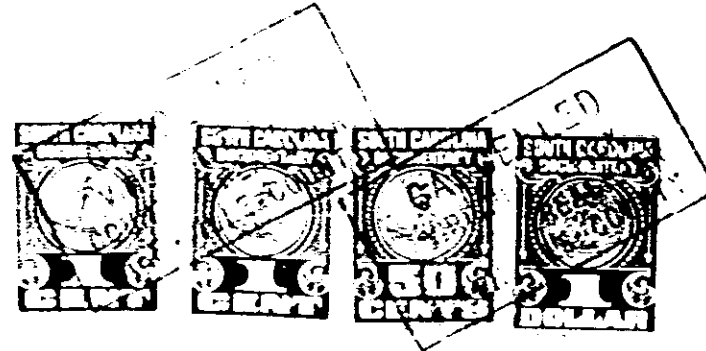
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, and being on the western side of Jones Avenue and being known and designated as Lot No. 43 on a plat of Crescent Terrace and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Jones Avenue at the joint front corner of Lots Nos. 42 and 43 and running thence S. 00-50 W., 70 feet to an iron pin; thence running N. 89-10 W., 215.9 feet to an iron pin; thence running N. 02-08 W., 70.1 feet; thence running S. 89-10 E., 219.5 feet to the point of beginning.

This lien is junior to that certain mortgage in favor of Fidelity Federal Savings & Loan Association as recorded in the R.M.C. Office for Greenville County in Mortgage Book 1299, Page 568.



together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining to the same, and including all heating, plumbing, and lighting fixtures, and all other fixtures, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures, and other things, 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and title thereto, and is not subject to any other or greater mortgage or encumbrance of the same, and that the premises are free and clear of all liens and encumbrances except as hereinbefore stated. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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