

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUN 24 10 32 AM '76  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, N. A. Waldrop and Tom S. Bruce, Sr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

First National Bank of South Carolina, Greenville, 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

SEVENTEEN THOUSAND AND NO/100 Dollars (\$ 17,000.00 ) due and payable

In Sixty (60) equal monthly installments of \$352.92 each, commencing July 10, 1976, and continuing on the 10th day of each month thereafter until paid in full.

with interest thereon from date at the rate of 9% per centum per annum, to be paid: Monthly

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

All that certain piece, parcel or lot of land situate and lying and being in the County of Greenville, State of South Carolina and known and designated as "Property of N. A. Waldrop and Tom S. Bruce, Sr." as shown on a plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book 5-N at Page 115 and being more particularly described as follows:

BEGINNING at a point on the southern side of Mahon Street of the intersection of Mahon Street and a 10 foot alley and running thence with Mahon Street, S. 89-45 E. 74 feet to an iron pin; thence S. 14-05 W. 144 feet to an iron pin; thence S. 89-10 E. 40.2 feet to an iron pin on the edge of a 10 foot alley; thence with the 10 foot alley, S. 29-28 W. 132.9 feet to an iron pin on the northern side of 2nd Street; thence with the right of way of 2nd Street, N. 70-07 W. 16.5 feet to an iron pin on the eastern side of a 10 foot alley; thence with the eastern side of the 10 foot alley, N. 0-15 E. 251 feet to an iron pin on Main Street, the point of Beginning.



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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