

Mortgagee's address: 102 Ramblewood Drive, Greenville, S. C. 29615

FILED
GREENVILLE CO. S. C.

VOL 1471 PAGE 771

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 28 11 23 AM '79
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, I, B. W. Bruce,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lloyd D. Auten

(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 and No/100-----Dollars (\$ 25,000.00) due and payable

according to the terms of said note

with interest thereon from _____ at the rate of _____ per centum per annum, to be paid:

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, as is more fully shown on survey for

B. W. Bruce prepared by Carolina Surveying Company dated February 5, 1979 containing 0.47 acres, less, however, a parcel of land as is more fully shown on a survey for G. F. League dated March 15, 1979 prepared by Carolina Surveying Company containing 5,880 square feet. The property mortgaged herein is described as follows:

"BEGINNING at an old iron pin on the right-of-way of Poinsett Highway (U. S. Highway No. 25) at the corner of the right-of-way of P & N Railroad, and running thence with the northern edge of said railroad right-of-way, S. 89-52 W. 149 feet, more or less, to an iron pin at the corner of the parcel containing 5,880 square feet heretofore conveyed to G. F. League, and running thence along the line of property now or formerly of G. F. League, N. 0-08 W. 81.6 feet to an old iron pin at the corner of property now or formerly of Jim Parker; running thence along the line of said property, N. 75-00 E. 146 feet, more or less, to an iron pin on the western side of the right-of-way of Poinsett Highway (U. S. Highway No. 25) and running thence with the western side of said right-of-way, S. 3-53 E. 119.3 feet to the point of beginning. Being a portion of the property conveyed to the mortgagor by Donald Anderson by deed dated February 9, 1979 and recorded in the RMC Office for Greenville County on March 5, 1979 in Deed Vol. 1097, at Page 779.

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX
\$ 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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