

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY
R.M.C.
FILED
AUG 14 1979
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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, C. Allan Pruette and wife, Emma W. Pruette,

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Northwestern Bank, Tryon, N. 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 Nine thousand four hundred and 00/100-----
Dollars (\$9,400.00) due and payable

in 28 quarterly installments of \$504.31 each,

with interest thereon from date at the rate of twelve per centum per annum, to be paid: according to the terms of note.

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 accounts 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 described by metes and bounds as follows:

BEGINNING at the center of a bridge over a small branch and in the center of the road leading from Oak Grove Church to Landrum, S. C. and runs from center of said bridge North 16 degrees East 538 1/2 feet to a stake near the branch; thence North 30.30 East 755 1/2 feet to an iron pin, Cecil Pruetts northwest corner; thence with Cecil Pruetts line South 35-30 East 1279 feet to an iron pin on the north margin of the road leading from Oak Grove Church to Landrum, S. C.; thence North 88-30 West 381 feet to a point in center of said road; thence along the center of said road three calls as follows: North 73.15 West 189 feet, South 65-30 West 586, and North 63 West 113 feet to the BEGINNING, containing 12.4 acres, more or less.

The above described property is the identical property conveyed to C. Allan Pruette by Tandy Pruette by deed recorded in Book 1043, Page 628, in the Office of the R. M. C. for Greenville County.

OFFICE OF THE CLERK OF THE COURT
GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY
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Together with all and singular rights, members, heritaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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

0.80
0.90

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