

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

REC'D  
S.C.  
JUN 15 1981  
DEAN BRUCE

MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 11

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Dean Bruce and Ann Bruce

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

(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 Ten Thousand, Seven Hundred and no/100 ----- Dollars (\$ 10,700.00 ) due and payable

due and payable in 180 consecutive monthly installments of One Hundred Fourty Nine and seventy-six/100 (\$149.76) Dollars, due and payable on the first of each month, commencing on June 1, 1981.

with interest thereon from said date at the rate of 15% 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 purpose:

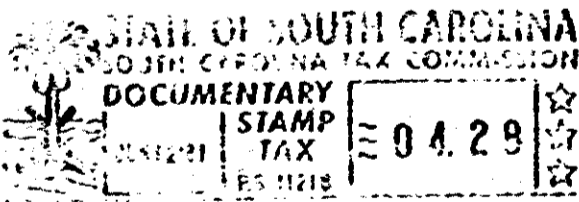
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that certain piece, parcel or lot of land, with the improvements thereon situate, lying and being in the Woodside Mills Village in the Town of Simpsonville, Greenville County, South Carolina and being more particularly desired as Lot 29 as shown on a plat entitled "A Sub-division of Woodside Mills, Simpsonville, South Carolina", made by Piedmont Engineering Services, Greenville, South Carolina, February, 1953, and recorded in the Office of the Register of Mesne Conveyance for Greenville County, South Carolina, in Plat Book "GG" at Page 5 According to said plat, the within described lot is also known as No. 21 Third Street, and fronts thereon 79 feet.

DERIVATION: This being the same property conveyed to the Mortgagors herein by virtue of a deed from Julia Loretta Gilstrap to be recorded herewith in the RMC Office for Greenville County, South Carolina.

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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 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.

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