

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GR... ED
CO. S. C.
MAY 27 PM '82
R.M.C. SHERSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Evelyn Jacks Bruce

(hereinafter referred to as Mortgagor) is well and truly indebted unto E. A. Ross

(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 Forty Seven Thousand Five Hundred and NO/100-----

Dollars (\$ 47,500.00) due and payable

in accordance with terms of note of even date herewith

with interest thereon from date hereof at the rate of 12% 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

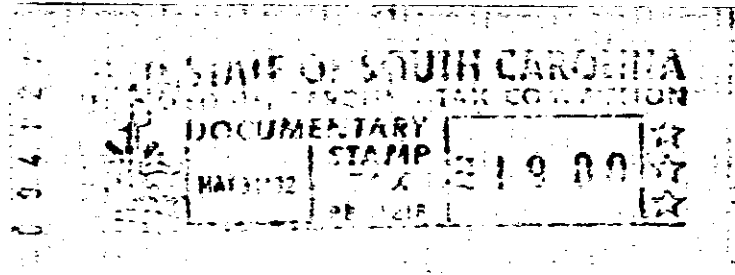
All that piece, parcel or lot of land with the buildings and improvements thereon situate at the intersection of Tomassee Avenue and Balentine Drive in the City of Greenville, Greenville County, South Carolina and shown as lot No. 11, according to a plat of Greenbrier, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE at page 87, and according to said plat having the following metes and bounds to wit:

BEGINNING at an iron pin on the East side of Balentine Drive which iron pin is the joint front corner of Lots 10 and 11 and running thence along the joint line of said lots N. 56-50 E. 150.5 feet to an iron pin; thence S. 40-52 E. 136.5 feet to an iron pin on the North side of Tomassee Avenue; thence along the northern side of Tomassee Avenue S. 71-48 W. 150 feet to an iron pin at the intersection of Tomassee Avenue and Balentine Drive, which intersection is curved, the chord of which is N. 70-41 W. 39.9 feet to an iron pin on the eastern side of Balentine Drive; thence along the eastern side of Balentine Drive N. 33-10 W. 65 feet to an iron pin, the beginning corner.

This is the same property conveyed to the mortgagor by deed of E. A. Ross recorded in the R.M.C. Office for Greenville County in Deed Book 1167 page 742 on 5/31/82.

This mortgage is not assumable without the written consent of the mortgagee. In the event this property is conveyed without the written consent of the mortgagee, the mortgagee shall have the option to declare the whole indebtedness due and payable.

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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 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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