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MORTGAGE OF REAL ESTATE—Office of ~~Leatherwood, Mann~~ ^{Leatherwood, Mann}, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1260 PAGE 449

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

BOOK 43 PAGE 408

DEC 15 4 31 PM '72
ELIZABETH RIDDLE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAN E BRUCE

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA

(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

THIRTY THOUSAND AND NO/100 Dollars (\$ 30,000.00) due and payable

right ~~of~~ ^{of} ~~the~~ ^{the} ~~same~~ ^{same} ~~as~~ ^{as} ~~shown~~ ^{shown} on plat entitled "Valleybrook Land Co., Inc." prepared by Carolina Surveying Co., May 21, 1971, and revised November 4, 1971, and having, according to said plat, the following metes and bounds:
82.7 feet; thence leaving said railroad right of way N. 7-07 E. 100.1 feet to an iron pin; thence N. 12-47 E. 265.2 feet to an iron pin; thence N. 47-16 E. 625.2 feet to an iron pin on Riverside Road (or Old Bleachery Road); thence with the southern side of said road crossing Langston Creek, S. 35-41 E. 54.4 feet to an iron pin; thence still with the southern side of said road S. 24-56 E. 126 feet to an iron pin, the point of beginning.

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Also, All that piece, parcel or lot of land, containing approximately 1/2 acre, shown as property of Reedy Investors, Inc. on plat entitled "Valleybrook Land Co., Inc." prepared by Carolina Surveying Co., May 21, 1971, and revised November 4, 1971, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the westerly side of Lost Court and running thence N. 65-49 W. 150 feet to a point; thence N. 24-11 E. 145 feet to a point; thence S. 65-49 E. 150 feet to a point on the westerly side of Lost Court; thence with the westerly side of Lost Court, S. 24-11 W. 145 feet to the point of beginning.

NOV 22 1976

FILED
GREENVILLE CO. S. C.
NOV 22 4 16 PM '76
LEATHERWOOD, MANN, WALKER, TODD & MANN
R.M.C.

~~Consolidated in Full~~
Bankers Trust of South Carolina, N.A.
SUCCESSOR TO
PEOPLES NATIONAL BANK
James J. [Signature] Senior V.P.
Witness *Emmie [Signature]*
Witness *[Signature]*

Cancelled
Dannie S. Tankersley
R.M.C.
1976

1.00 M
1.842 NOV 22 C

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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