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Penton

MORTGAGE OF REAL ESTATE—Prepared by WILKINS & WILKINS, Attorneys at Law, Greenville, S. C. BOOK 1294 PAGE 297

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

BOOK 49 PAGE 80

WHEREAS, I, A. J. Mauldin, Jr.,

JUN 30 1977 *g v*

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bruce Oil Company, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

SIXTY SEVEN HUNDRED FIFTY Dollars (\$ 6750.00) due and payable
\$3375.00 in sixty (60) days and the balance of \$3375.00 in one hundred twenty (120) days

with interest thereon from maturity at a rate of 12% per annum, to be paid: monthly

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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 sum of Three Dollars (\$3.00) to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee 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 give, bargain, sell and release unto the Mortgagee, the Mortgagee's heirs, 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, in the city of Greenville, being described on a plat of David Mills as business property; said plat being recorded in the RMC Office for Greenville County, S. C., in plat book P page 113, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeast corner of the intersection of West Fairview Avenue & Rutherford Road, and running thence N. 51-31 E. 23' to an iron pin; thence S. 43-11 E. 191.5' to an iron pin; thence S. 71-21 W. 127' to an iron pin on the east side of West Fairview Avenue; thence with the east side of West Fairview Avenue N. 18-39 W. 113' to an iron pin; thence continuing with the east side of West Fairview Avenue N. 8-31 E. 60-9' to beginning corner.

This mortgage is given to secure a portion of the purchase price of the above described property.

GREENVILLE CO. S. C.
JUN 30 11 24 AM '77
ANNIE S. TARKENSEN
R.M.C.

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