

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

APR 13 1973  
MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

40259  
BOOK 1272 PAGE 453  
BOOK 51 PAGE 529

WHEREAS, J.W. Bruster

(hereinafter referred to as Mortgagor) is well and truly indebted unto MOTOR CONTRACT COMPANY OF Greenville, its successors and assigns forever (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 Two Hundred Thirty Three Dollars and 96/100 Dollars (\$ 10,233.96 ) due and payable in monthly installments of \$ 155.06, the first installment becoming due and payable on the 6th day of May, 1973 and a like installment becoming due and payable on the same day of each successive month thereafter until the entire indebtedness has been paid, with interest thereon from maturity at the rate of seven per centum per annum, to be paid on demand.

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 Greenville, to wit: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, on the southwestern side of the Worley Road being known and designated as Lot No. 3 of a subdivision of the property of P.L. Bruce as shown on plat thereof prepared by R.K. Campbell, May, 1950 and recorded in the R.M.C. Office for Greenville County in Plat Book at Page , and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southern corner of the intersection of Worley Road with an unnamed street, S. 65-22 W. 141.1 feet to an iron pin at the front corner of Lot No. 4; thence along the line of that lot, S. 37-31 E. 64.5 feet to an iron pin on the subdivision line; thence along the subdivision line, N. 63-10 E. 140 feet to an iron pin on the southwestern side of the Worley Road; thence with the southwestern side of the Worley Road, N. 37-31 W. 60 feet to the beginning corner; being a portion of the property conveyed to the grantors herein as partners doing business under the firm name of P.L. Bruce Livestock Company by R.W. Dangleisen by his deed dated October 5, 1945 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 281 at Page 292. Reference is also made to a subsequent deed from the grantors, Thomas S. Bruce and Nora B. Bruce to P.L. Bruce dated May 30, 1949 and recorded in the R.M.C. Office for Greenville County in Deed Vol. 401 at Page 172, wherein the premises herein conveyed to the said P.L. Bruce.

RECEIVED AND SATISFIED IN FULL THIS  
22nd DAY September 1977 9510  
MCC FINANCIAL SERVICES, INC.  
BY: *[Signature]*

SEP 23 1977  
Dennis S. Lusk  
REC

including all fixtures, furniture, and equipment, and including all rights, claims, and interests 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 intent of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the premises.

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 herein specifically stated otherwise as follows: This is a First Mortgage, second to none.

