

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **DAN E. BRUCE and BUD YOUNG, JR.**, jointly and severally
(hereinafter referred to as Mortgagor) is well and truly indebted unto **THE PEOPLES NATIONAL BANK**

(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 **Nineteen Thousand and no/100** -----
----- **Dollars (\$19,000.00)** due and payable
six (6) months from date, with the right to anticipate payment in whole or in part at any time being reserved.

with interest thereon from date at the rate of **6 3/4** per centum per annum, to be paid **semiannually**

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**, being known and designated as **Lots Nos. 263, 262, 261, and the eastern half of Lot No. 260**, of the property of **Colonia Company**, and having, according to a plat thereof, recorded in the **R. M. C. Office for Greenville County, South Carolina in Plat Book J, Pages 4 and 5**, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Berkley Avenue at the joint front corner of Lots Nos. 263 and 264, and running thence with the joint line of said lots, **N 24-13 W 197.5 feet** to an iron pin; thence with the rear line of Lots Nos. 272, 273, and 274, **S 65-13 W 229.3 feet**, more or less, to a point in the center of the rear line of Lot No. 260; thence, a new line, through the center of Lot No. 260 in a southern direction **195 feet**, more or less, to a point on the northern side of Berkley Avenue, which point is **30.3 feet**, more or less, from the joint front corner of Lots Nos. 260 and 261; thence with the northern side of Berkley Avenue, **N 65-47 E 221.3 feet**, more or less, to the point of beginning.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging 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 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.

*For Release See R. E. M. Book 1111 Page 415
The Release See R. E. M. Book 1102 Page 665*

Paid and Satisfied in Full this
the 2nd day of June 1969
THE PEOPLES NATIONAL BANK
Greenville, South Carolina
Marshall C. Pickens *Asst. Pres.*
Witness Janet Copeland *Cashier*
Thelma Carroll

SATISFIED AND CANCELLED OF RECORD
4 DAY OF June 1969
Olle Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:07 O'CLOCK A. M. NO. 29100