

GREENVILLE CO. S. C.

BOOK 1180 PAGE 23

MORTGAGE OF REAL ESTATE - JAMES W. WALKER, TODD & MANN, ATTORNEYS AT LAW, GREENVILLE, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Dan E. Bruce

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank and Trust Co.

(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

Twelve Thousand and No/100

Dollars (\$ 12,000.00 ) due and payable

in full, ninety (90) days from date,

with interest thereon from date at the rate of 8 per centum per annum, to be paid at maturity

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, Saluda Township, in the vicinity of Meadow Fork Creek, containing 81.8 acres according to a survey of property of Dan E. Bruce, dated January, 1969, by Jones Engineering Services, adjoining property now or formerly belonging to W. K. Gill and Virginia H. Gill, Durham, North Greenville Junior College, James A. Cannon, and others, being the same property acquired by the mortgagor by deed of W. K. Gill and Virginia H. Gill, and having according to the aforementioned plat, the following metes and bounds, to-wit:

BEGINNING at an old iron pin at the joint corner of property of mortgagor, North Greenville Junior College and James A. Cannon and running thence S. 44-50 W. 970 feet to an old stone and iron pin at the joint corner of property of mortgagor, James A. Cannon and property formerly belonging to Hitt; thence S. 00-30 E. 349 feet to corner of property shown on plat as that of W. K. Gill ; thence along the line of property of W. K. Gill S. 45-36 E. 2180.8 feet to an iron pin and stone; thence S. 20-32 E, 628.4 feet to a point in line of property of mortgagor and Durham; thence with the line of Durham property N. 42-30 E. 160 feet; thence continuing along the line of Durham property N. 41-30 E. 700 feet, more or less, to a point at the joint corner of property of North Greenville Junior College; thence running with the line of property of North Greenville Junior College as follows: N. 15-45 W. 262.2 feet to a point; Due North 265 feet to a point; N. 21-30 E. 310 feet to a point; thence N. 32-30 E. 100 feet to a point; thence continuing with the line of property of North Greenville Junior College N. 48-40 W. 2383 feet to an old iron pin at the beginning corner.

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 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.

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