MORTGAGE OF REAL ESTATE-Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE 10 ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

DAN E. BRUCE

thereinafter referred to as Mortgagor) is well and truly indebted unto

COMMUNITY 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

Eighty-seven Thousand Five Hundred and No/100

date

Dollars (\$ 87,500.00

due and payable

December 31, 1975,

with interest thereon from

at the rate of ten(10%) per centum per annum, to be paid. quarterly

WHEREAS, the Morigagor 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 Mengagor may be marked to the Mongagor at any time for advances made to or for his account by the Mongagor, and also in consideration of the further sum of Three Dollars \$5,000 to the Mongagor in hand well and truly paid by the Mortgages at and before the sealing and delivery of these prosents, the receipt who reof is hereby a knowledged, has granted, bargained, sold and released, and by these presents does grant, pargain, still and release unto the Mortgagee, the Mortgagee's heirs, successors and assigns:

All my right, title and interest, being an undivided 42.5 per cent interest, in and to the following described real estate:

All that certain piece, parcel or tract of land situate, lying and being on the west side of South Pleasantburg Drive (S. C. Highway No. 291) in the City and County of Greenville, State of South Carolina, containing 5.35 acres according to plat of property of Dan E. Bruce, et al by Dalton & Neves Co., Engineers, dated January, 1974, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of other property of mortgagor, S. 5-28 E. 725 feet from the intersection of the rights of way of Cleveland Street and South Pleasantburg Drive, and running thence along the west side of the right of way of South Pleasantburg Drive, S. 5-28 E. 975 feet to an iron pin at the corner of property of R. E. Ingold; thence with the line of property of R. E. Ingold, S. 84-32 W. 220 feet to an iron pin in line of property conveyed, or to be conveyed, by mortgagor to Greenville Country Club; thence N. 5-28 W. 350 feet to an iron pin; thence S. 84-32 W. 30 feet to an iron pin in line of property of Greenville Country Club; thence with line of property of Greenville Country Club, N. 5-28 W. 625 feet to an iron pin; thence N. 84-32 E. 250 feet to the beginning corner.

ALSO, all that certain piece, parcel or tract of land situate, lying and being on the west side of South Pleasantburg Drive (S. C. Highway 291) in the City and County of Greenville, State of South Carolina, containing 4.02 acres according to plat of property of Dan E. Bruce, et al by Dalton & Neves Co., Engineers, dated January, 1974, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property of Greenville Country Club, S. 5-28 E. 2,250 feet from the intersection of the rights of way of Cleveland Street and South Pleasantburg Drive, and running thence with the line of right of way of South Pleasantburg Drive as follows: S. 5-28 E. 257.2 feet to an iron pin; S. 5-26 E. 42.8 feet to an iron pin; S. 3-17 E. 100 feet to an iron pin; S. 0-13 E. 100 feet to an iron pin; S. 2-41 W. 100 feet to an iron pin; S. 5-48 W. 100 feet to an iron pin in line of property of Dr. R. E. Ingold; thence with the line of property of said R. E. Ingold, S. 84-42 W. 254.2 feet to an iron pin in line of property of Greenville Country Club; thence along the line of property of Greenville Country Club as follows: N. 7-36 E. 42.9 feet to an iron pin; N. 4-52 E. 100 feet to an iron pin; N. 2-00 E. 100.2 feet to an iron pin; N. 1-06 W. 100 feet to an iron pin; N. 4-00 W. 100 feet to an iron pin; N. 5-28 W. 256.7 feet to an iron pin; thence N. 84-32 E. 250 feet to the beginning corner.

This is a second mortgage, being junior in lien to that of mortgage executed by Dan E. Bruce, Thomas S. Bruce and James E. Jones, Jr. to Bankers Trust of South Carolina, N. A. in the amount of \$750,000.00, dated February 11, 1974 and recorded in the R.M.C. Office for Green lle County, S. C. in Mortgage Book 1301, at Page 483.

Together with all and singular rights, members, hereditiments, and appurtenances to the same belonging in any way incident or apper-taining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heaving, planding, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any numer, themselves the restriction of the puries hereto the all fixtures and e-pripo ent, other than the usual household furniture, he considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgager, its being successors and assigns, forever,

The M strategy coverants that is is lawfully seized of the premises her inalogue does the line for simple absolute, that it has good right and is lewfully authorized to sell, convey or encumber the same, and that the promises rection and clear of all hers and encounterances except as provided herein. The Mostria of further coverants to warrant and for each defined all and singular the said precises unto the Mortgagee for ver, from and against the Mortgager and all persons whomsoever levelly discounted to support the roof.