

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO. S. C.

JUN 20 3 25 PM '78

DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1435 PAGE 689  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, *Thomas Franklin Tate & Geneva Carolyn Tate*

(hereinafter referred to as Mortgagor) is well and truly indebted unto *J. McD. Bruce*

(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 *Six Thousand Eight Hundred Fifty & 00/100*-----

-----Dollars (\$ 6,850.00 ) due and payable  
*\$83.12 due and payable July 1, 1978 and \$83.12 due August 1, 1978 and the first day of each and every month thereafter until paid in full. All payments paid after the 10th day of any month shall bear a late charge of 5% of payments. Interest to begin June 2, 1978.*

with interest thereon from date at the rate of *8%* per centum per annum, to be paid: *monthly*

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:

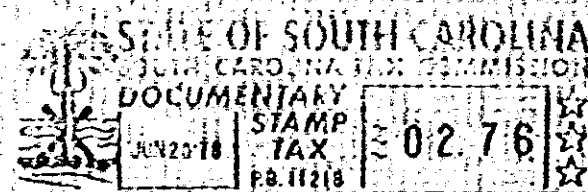
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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*,

*lying and being on the North side of Springer Street, and having the following metes and bounds, to-wit:*

*Beginning at an iron pin on the North side of Springer Street at corner of Lot heretofore conveyed by T. Q. Donaldson and others to L. A. Mills, by deed recorded in the R. M. C. Office for Greenville County, S. C., in Deed Book 151, at page 37, and running thence with the North side of Springer Street, S. 88-00 E. 40 feet to an iron pin; thence N. 2-00 E. 100 feet to an iron pin; thence N. 88-00 W. 40 feet to iron pin in line of lot of L. A. Mills hereinabove referred to; thence with the said Mills line, S. 2-00 W. 100 feet to the beginning corner.*

*This is the same property conveyed to J. McD. Bruce by J. W. Norwood, Jr. and Romaine Barnes by deed recorded in the R. M. C. Office of Greenville County, S. C., in Deed Book 272, at page 330, dated February 23, 1945.*



J. McD. Bruce  
3704 White Horse Road  
Greenville, South Carolina 29611

Together with all and singular rights, members, hereditaments, 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.

GCTC

---

3.15CT

4328 RV-2