

LEATHERWOOD, WALKER TODD & LEAHY

FILED
GREENVILLE CO. S. C.

JUL 25 4 38 PM '77

BOOK 1405 PAGE 70

First Mortgage on Real Estate

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: P. L. BRUCE COMPANY, A LIMITED PARTNERSHIP,

(hereinafter referred to as Mortgagor)

SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto
First National Bank of South Carolina, Greenville, S. C.,
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's
promissory note(s) of even date herewith, the terms of which are
incorporated herein by reference, in the sum of
One Hundred Twenty Thousand and No/100
DOLLARS (\$120,000.00), with interest thereon as provided in said
promissory note(s), said principal and interest to be paid as therein
stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid,
shall be due and payable October, 1987,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-
said 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 to
secure the performance of all the covenants, conditions, stipulations and
agreements contained herein and/or in any other document given by the
Mortgagor to the Mortgagee in connection therewith, and also in consideration
of the further sum of Three Dollars (\$3.00) to the Mortgagor in and 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.

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All that certain piece, parcel or tract of land, containing 5.91 acres, situate,
lying and being in the County of Greenville, State of South Carolina on the
eastern side of Old Paris Mountain Road, being shown and designated on plat
entitled "Property of P. L. Bruce Co." by W. R. Williams, Jr., dated July 8, 1977,
and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Old Paris Mountain Road at the corner
of property now or formerly of Mitchell, and running thence with the line of said
property N. 82-14 E. 778 feet to an old iron pin; thence S. 8-00 E. 189.7 feet
along the line of property now or formerly of McCall to a point on the northern
side of the Southern Railroad right of way; thence along the northern side of
said right of way S. 63-01 W. 854.4 feet to a point; thence along the line of
property now or formerly of Echols Oil Co., Inc. N. 2-16 W. 292.3 feet to a point
on the eastern side of Old Paris Mountain Road; thence with the eastern side of
Old Paris Mountain Road N. 7-46 W. 180 feet to the point of beginning; and being
the same property conveyed to the mortgagor herein by deed of P. L. Bruce, Jr.,
et al, recorded December 23, 1966 in the R.M.C. Office for Greenville County,
S. C. in Deed Book 811, at Page 65.

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