

FILED
GREENVILLE CO. S. C.

FEB 6 12 16 PM '81 MORTGAGE

BOOK 1531 PAGE 886

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CONNIE S. ANKERSLEY
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

P. L. Bruce Company, Limited Partnership (herein "Borrower") and the

Mortgagee First Citizens Bank and Trust Company of South Carolina

Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of One hundred thousand and 00/100--
-----Dollars (\$100,000.00) as evidenced by the Borrower's promissory Note of
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on demand

; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage
shall be security for all obligations of the Borrower to Lender in the total principal amount of One hundred
thousand and 00/100---Dollars (\$ 100,000.00);

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid
Note, with interest thereon; (b) all other sums, with interest thereon, advanced in accordance herewith to protect the
security of this Mortgage and the performance of the covenants and agreements of Borrower herein contained; and (c)
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obliga-
tions secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,
its successors and assigns, the following described real estate:

All that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying
and being in Greenville Township, County of Greenville, State of South Carolina, being on
the eastern side of the New Buncombe Road (U.S. Highway 25), on the southern side of
Toledo Street (Marlin Street), and on the western side of Old Paris Mountain Road, being
known and designated as the major portion of Lots 58, 59 and 60, and a small portion of
Lot 57 as shown on a plat of property of the Estate of J. M. Perry, recorded in the RMC
Office for Greenville County in Plat Book F at page 127, and revised plat recorded in said
RMC Office in Plat Book H at page 183, and being more recently shown on a Survey for
P. L. Bruce Company by Carolina Surveying Co. dated November 28, 1980 and recorded in said
RMC Office in Plat Book 8-K at page 27, reference being craved to said plat for a more
particular metes and bounds description.

This being a portion of the property heretofore conveyed to the mortgagor by deed of
P. L. Bruce, Jr., et.al. recorded December 23, 1966 in the RMC Office for Greenville
County in Deed Book 811 at page 65.

The mortgagee's address is: PO Box 3028, Greenville, SC 29602

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