

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C. DEC 17 11 48 AM CITIZENS B. & L. ASSOCIATION BOX 388, 117 TRADE ST. GREER, S. C. 29651 DONNIE S. TANKERSLEY R.M.C.

To All Whom These Presents May Concern:

We, Fred E. Bruce and Patsy O. Bruce

SEND GREETING:

WHEREAS, we the said Fred E. Bruce and Patsy O. Bruce

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of

Five Thousand and no/100----- (\$ 5,000.00-----) Dollars,

with interest from the date hereof at the rate of thirteen 1/2 per cent (13.5%) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

One Hundred and Fifteen and 05/100----- (\$115.05-----) Dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Fred E. Bruce and Patsy O. Bruce, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us, the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

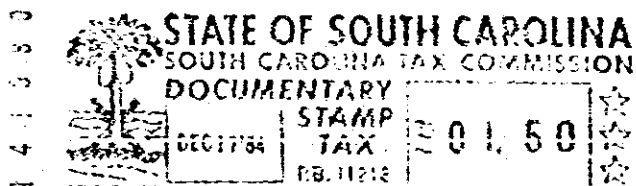
That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, at the Southeast intersection Miller Drive and Drayton Drive, being shown and designated as all of lot number Twenty eight (28) of Fleming Heights, as shown by plat thereof made by Robert Jordan, Surveyor, dated Sept. 27, 1957 and recorded in plat book KK page 113, Greenville County R.M.C. Office and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the East side of Miller Drive at the joint front corner of lots Nos. 28 and 29 as shown on said plat and running thence with the East side of Miller Drive, N. 20-52 W. 75 feet to Drayton Drive; thence on a curve 35.3 feet the cord of which is N. 24-08 E.; thence with the South side of Drayton Drive N. 69-08 E. 150 feet to the corner of lot No. 27; thence S. 20-52 E., 100 feet to the rear corner of lot no. 29; thence S. 69-08 W., 175 feet as the common line of lots 28 and 29 to the beginning corner.

This is the same conveyed to Marvin Bently by Thomas W. Elmore by deed recorded in deed book 629 page 178, Greenville County R.M.C. Office.

This is the same property conveyed to us by Marvin Bentley by deed dated November 7, 1968, recorded in deed book 855, page 557, R.M.C. Office for Greenville County on the 8th of November 1968.

400 3 31A01



706

4328-11-2