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

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

10.11 1.35 Ft. 75 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, DAN E. BRUCE NAG.

(hereinafter referred to as Mortgagor) is well and truly indebted unto

W. HAYNE HIPP

thereinafter 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

FIFTY-ONE THOUSAND TWENTY-SEVEN AND 86/100 DOLLARS (\$51,027.86)

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in full April 1, 1974,

with interest thereon from

date

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

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagor 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 Mortgage, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sams for which the Mortgages may be indebted to the Mortgages at any time for advances made to or for his account by the Mortgages, and also in consideration of the further sum of Three Dallars (50.00) to the Mortgager in hand well and truly paid by the Mortgages at and before the scaling 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 Mortgages, the Mortgages's heirs, successors and assigns:

All my right, title and interest, being an undivided interest of 42.5%, in and to the following described property:

All that 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 1.86 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 on the west side of South Pleasantburg Drive at the joint corner of property of R. E. Ingold, said iron pin being located S. 5-28 E. 400 feet from the intersection of the rights of way of Cleveland Street and South Pleasantburg Drive, and running thence along the west side of South Pleasantburg Drive, S. 5-28 E. 325 feet to an iron pin at the corner of other property of Dan E. Bruce, et al; thence S. 84-32 W. 250 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. 325 feet to an iron pin; thence N. 84-32 E. 250 feet to the beginning corner.











Together with all and singular rights, members, hereditiments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be hid 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 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 Mortgague, its heirs, successors and assigns, forever,

The Miritgagor covenants that is 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 hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forcest defend all and simpler the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomseever lawfully claiming the same or any part thereof.

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