STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

## MORTGAGE OF REAL ESTATE TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Tom S. Bruce (same as Tom S. Bruce, Sr.) and N. A. Waldrop

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Piedmont Bank & Trust Company

(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 Thirty-Two Thousand Four Hundred Fifty and 40/100ths ------

in equal monthly installments of \$901.40 beginning one month from the date hereof and continuing on the same date of each succeeding month until paid in full with interest as stated in the promissory note referred to above and incorporated herein by reference.

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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 in ay be in lebted to the Mortgagor at any time for whomes made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.60) to the Mortgagor in hand well and truly paid by the Mortgagor 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 Mortgagor, the Mortgagor's heirs, 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

ALL that piece, parcel, and lot of land in County of Greenville, State of South Carolina, on Montgomery Ave., Pinckney St. and Alexander St., and more fully described as follows:

BEGINNING at an iron pin on the corner of Montgomery Ave. and Pinckney St., and running thence with Pinckney St., N. 32-49 E., 179.9 feet to an iron pin at corner of Alexander St.; thence with Alexander St., N. 53-40 E., 278.5 feet to an iron pin; thence S. 32-40 E., 189.1 feet to an iron pin on Montgomery Ave.; thence with Montgomery Ave., S. 56-11 W., 277.5 feet to the beginning corner.

ALSO ALL that piece, parcel, or tract of land, together with all buildings and improvements thereon, situate, lying and being on the southern side of Montgomery Ave. and the eastern side of Pinckney St., near the City of Greenville in Greenville County, South Carolina being shown and designated as property of Henry Briggs on a plat thereof made by R. E. Dalton, Engineer, dated July 23, and having according to a more recent plat of property of N. A. Waldrop and Tom S. Bruce, Sr., made by Dalton & Neves Co., Engineers, dated October 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of Montgomery Ave. with Pinckney St. and running thence along the southern side of Montgomery Ave., N. 56-11 E., 335.9 feet to an old iron pin; thence along line of property now or formerly owned by Moran, S. 33-03 E., 182 feet to an iron pin on rock; thence along the line of property now or formerly owned by W. W. Lipscomb, now owned by Caudle, Black, Simmons and Cook, S. 56-15 W., 336.6 feet to an old iron pin on Pinckney St.; thence along the eastern side of Pinckney St., N. 32-52 W., 181.5 feet to an iron pin, 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 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 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 Mirtgigor covenants that is is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is Invfully authorized to sell, convey or encumber the same, and that the premises are free and char of all hers and encumbrances except as provided herein. The Mortgagor further covenants to warrant and finever difficult all and singular the sail premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever Lawfully claiming the same or any put thereof.

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