MORTGAGE OF REAL ESTATE

GREENVILLE JUN 27 1 32 PM '73 DONNIE S. TANKERSLEY R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Joe Marion Bruce and Marria K. Bruce SEND GREETING:

WHEREAS, we the said Joe Marion Bruce and Marria K. 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 Ten Thousand & No/100 - - - - - - - - - - - - - - - - - - - ($10,000.00) Dollars, with interest from the date hereof at the rate of Thirteen per cent (13 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Two Hundred Twenty Seven & 54/100 - - - - - - - - - - - - - - ($ 227.54) 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 Joe Marion Bruce and Marria K. 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, containing 8.9 acres, more or less, situated about five miles northward from the City of Greer between State Highway No. 14 and Mt. Lebanon, in Oneal Township, and being designated as Lots Nos. 9 and 10 of the J. F. Ballenger property according to survey and plat by J. Q. Bruce, Registered Surveyor, recorded in Plat Book YY, page 1, R.M.C. Office for Greenville County. (Also known as the Edwards plat.)

This is the same property conveyed to Joe Bruce by L. E. and E. E. Pollard by deed recorded in deed book 757, page 435, R. M. C. Office for Greenville County.

This is the same conveyed to us by Joe Bruce by deed dated September 9, 1968, recorded in the R.M.C. Office for Greenville County Book- 852 page 142.

STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX $4.00