

JUN 13 10 45 AM 1959

BOOK 565 PAGE 255

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern: I, W. Dennis Smith,

the Mortgagor(s), SEND GREETING:

hereinafter called

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to J. Carl Bruce

One Thousand One Hundred Seventy-seven (<sup>hereinafter called Mortgagee, in the full and just sum of</sup> \$1,177.00) DOLLARS, to be paid One year after date hereof,

with interest thereon from maturity at the rate of six per centum per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee, J. Carl

Bruce and his heirs and assigns forever:

All of that parcel or tract of land in Oneal Township of Greenville County, South Carolina, lying about two miles North from Greer, lying on the North side of a road that leads from Greer to Oneal and fronting 30 feet on the North side of the Ballenger Road, bounded on the North and East by other lands of mortgagor, South by H.J. Waters and on the West by Herman J. Bruce, having the following courses and distances:

Beginning at a point in the Ballenger Road (iron pin at 19 feet on North bank of the road and corner with home tract of mortgagor's, and runs thence with line of mortgagor's other property N. 0.31 W. 761 feet to a stone (old corner); thence S. 88.30 W. 697 feet to a stake by a white oak 3x, corner with H.J. Bruce; thence S. 2.46 E. 551.5 feet to a point in the Greer-Oneal Road (iron pin at 35 feet on North bank of the road; thence with the center of the road S. 60.50 E. 200 feet; S. 50.30 E. 101.6 feet to a stake (stake also on North bank of the road at 20 feet); thence N. 0.30 W. 269 feet to a stake; thence N. 89.15 E. 400 feet to a stake; thence S. 0.31 E. 305 feet to a stake in the Ballenger Road (stake at 19 feet on the North bank of the road); thence along the bank of the road S. 89.45 E. 30 feet to the beginning corner, and being all of that tract of land conveyed to me by Herman J. Bruce and Corrie J. Staton by deed dated November 23, 1951, recorded in the R.M.C. Office for Greenville County in Deed Book 450, at page 118, and containing 8.39 acres, more or less.

RECORDED AND INDEXED BY  
D. H. HAWKINS  
JUN 16 1959  
R.M.C. OFFICE GREENVILLE  
SOUTH CAROLINA