

1961  
AUG 14 5 05 PM 1961

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Ruth H. Fair,

(hereinafter referred to as Mortgagor) is well and truly indebted unto P. L. Bruce, Nora B. Bruce and Thomas S. Bruce

(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

Twelve Hundred and No/100----- Dollars (\$ 1200.00 ) due and payable

\$30.00 on the 13th day of each month, commencing August 13, 1961; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of six per centum per annum, to be paid monthly

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 may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee 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 Mortgagee, its 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 those pieces, parcels or lots of land in Greenville Township, Greenville County, State of South Carolina, being known and designated as Lots Nos. 27 and 28 of Property of P. L. Bruce as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "W", Page 171 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the western corner of the intersection of an unnamed 30-foot street sometimes known as Ray Street and another unnamed 30-foot street and running thence along Ray Street, S. 74-0 W. 222 feet to an iron pin at the joint corner of Lots Nos. 28 and 29; thence along the line of Lot No. 29 S. 53-36 E. 140 feet to an iron pin on the northwestern side of the latter-mentioned unnamed 30-foot street; thence along said street, N. 34-55 E. 175.9 feet to the beginning corner.

The above described property is the same conveyed to me by the mortgagees herein by deed of even date to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 Mortgagor covenants that it is lawfully seized of the premises heretofore 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 liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*Paid in full this 12 Sept. 1964*

*Nora B. Bruce*

*Thomas S. Bruce*

*P. L. Bruce Jr, Exec. P. L. Bruce Estate*

*Thomas S. Bruce, Exec. P. L. Bruce Estate*

*Wit:*

*James R. Shaw*

RECORDED AND CANCELLED OF RECORD

14th Sept 1964

Ollie Tarnsworth

R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.  
AT 4:28 O'CLOCK P. M. NO. 7868