

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN,

WHEREAS, Tom S. Bruce, C. Henry Stevens and Dan E. Bruce

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

(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 One-Hundred Twenty Thousand and No/100

Dollars (\$ 120,000.00) due and payable in two (2) installments, the sum of \$12,000.00 due and payable one (1) year from date and the remaining balance due and payable eighteen (18) months from date, with interest on the amounts advanced from the date of receipt of each such advance at the rate of nine and one-half (9-1/2%) percent per annum, to be computed and paid quarterly, all interest not paid when due to bear interest at the same rate as principal.

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 Greenville, Paris Mountain Township, near Crestwood Drive and Hillandale Road, containing 27.75 acres, and being shown on a plat by Piedmont Engineers and Architects, dated January 17, 1970, entitled "Survey for Dan E. Bruce, et al", and having according to said plat the following metes and bounds, to-wit:

BEGINNING AT the southwest corner of Sarah King Trammell lot; thence running with Trammell lot S. 60-20 E. 250.0 feet to a point; thence S. 69-03 E. 25.0 feet to a point in the center of Crestwood Drive; thence down center of Crestwood Drive S. 21-00 W. 213.3 feet to a point; thence S. 23-31 W. 172.0 feet to a point in center of road; thence S. 27-48 W. 76.6 feet to a point in center of road; thence S. 32-25 W. 76.7 feet to a point in center of road; thence S. 39-42 W. 101.7 feet to a point in road; thence S. 44-24 W. 117.1 feet to a point in center of road; thence S. 41-10 W. 83.9 feet to a point in center of road; thence S. 35-28 W. 82.8 feet to a point in center of road; thence S. 31-00 W. 90.6 feet to a point in center of road; thence S. 33-42 W. 101.0 feet to a point in center of road; thence S. 41-00 W. 139.2 feet to a point in center of road; thence S. 46-07 W. 149.5 feet to a point in center of road; thence S. 42-03 W. 36.6 feet to a point in center of road, on eastern right of way of Duke Power Company; thence running with eastern right of way N. 50-27 W. 350.0 feet to a point; thence along right of way N. 36-19 W. 1120.0 feet to a point; thence crossing Duke Power right of way S. 50-40 W. 360.0 feet to a point in line of L. V. V., Inc. property; thence running along joint property line N. 27-41 E. 915.32 feet to a point; thence S. 39-30 E. 1320.0 feet to a point; thence N. 39-00E. 801.6 feet to the point of beginning, containing 27.75 acres.

Less, however, a strip containing 0.46 acres, more or less, located along the northwestern line of said property bordering property of L. V. V., Inc. which was sold and conveyed by the Mortgagors to L. V. V., Inc. by deed dated October 30, 1970, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book 902 at page 25; and less a tract containing 3.5 acres, more or less, located on the northwestern portion of said property shown on plat by Clifford C. Jones, Registered Engineer, dated November, 1969, entitled "Property of L. V. V., Inc.", conveyed by the Mortgagors to L. V. V., Inc. by deed dated April, 1970, recorded in the R. M. C. Office for Greenville County, S. C. in Deed Book at page

Mortgagor may obtain release by Mortgagee of the property described above from this mortgage by payment of the sum of \$4,000.00 per lot according to a development plat of property entitled "Buxton", prepared by Piedmont Engineers and Architects, dated September 18, 1969.

Together with all and singular rights, members, hereditaments, 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 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 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 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.

State of South Carolina
County of Greenville
Satisfied and paid in full this 15 day of March 1971
First Piedmont Bank & Trust Co.
By O. Perry Earle III
Attest: Phillips Hungerford
Witness: Sybil J. Farrow

SATISFIED AND CANCELLED OF RECORD
15 DAY OF March 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 9:33 O'CLOCK A. M. NO. 21363