MORTGAGE OF REAL ESTATE - Thomas C. Brissey, Attorney at Law, 110 Manly St., Greenville, S C

STATE OF SOUTH CAROLIFALED CO. S. C. COUNTY OF GREENVELYBLE CO. S. C.

MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCURN.

DONNIE S. TANKERSLEY R.H.C.

WHEREAS.

Robert B. Bruce

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Walter T. Dean

on or before thirty (30) days from date

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 indicated to the Mortgagor at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe at and before the sealing and delivery of these presents, the receipt whereof is hereby achnowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, 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, on the northern side of Pettigru Street and being known and designated as Lot No. 4 of Block 10 on a plat of "Boyce Lawn Addition", plat of which is recorded in the RMC Office for Greenville County in Plat Book "A" at Page 179, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Pettigru Street at the joint front corner of Lots 3 and 4 and running thence with the common line of said Lots N.15-0 W. 126.1 feet to an iron pin; thence N.76-45 E. 66.8 feet to an iron pin at the joint rear corner of Lots 4 and 5; thence with the common line of said Lots S.15-0 E. 126.1 feet to an iron pin on Pettigru Street; thence with said Street S.76-45 W. 66.8 feet to the point of beginning.

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 how 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 onto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seared of the premise hereunabove described in fee simple absolute, that it has good right and is lawfully antherized to sell, convex or encounter the same, and that the premises are free and clear of all lient and encounterances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.