

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

OCT 4 1 35 PM '77 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BONNIE S. TANKERSLEY
R.M.C.

WHEREAS, Brenda Bruce

(hereinafter referred to as Mortgagor) is well and truly indebted unto Electrical Construction, Inc., and P. Bradley Morrah, Jr., Attorney

(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 Two Thousand Seven Hundred and No/100----- Dollars (\$ 2,700.00) due and payable

at the rate of \$200.00 per month beginning on the first day of each month beginning November 1, 1977.

with interest thereon from date at the rate of 8 per centum per annum, to be paid:

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:

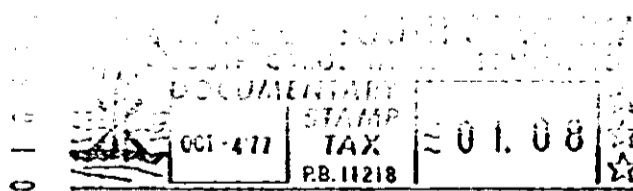
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, in a subdivision known as Traxler Park and being shown and designated as Lots Nos. 112 and 113, and the southern one-half of Lot 111, as shown on plat recorded in Plat Book F, at pages 114 and 115 in the R. M. C. Office for Greenville County, and having, according to a survey made by W. J. Riddle, dated August, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Park Drive and running thence along the line of property now or formerly of R. M. Mills N. 2-40 W. 320.3 feet to an iron pin; thence along line of property now or formerly of Branyon S. 53-46 W. 346 feet to an iron pin on Augusta Road; running thence along Augusta Road and sidewalk S. 36-24 E. 154.5 feet to a curve; running thence with this curve S. 68-12 E. 60 feet to an iron pin; running thence with Park Drive N. 78-08 E. 150 feet to the beginning corner.

This being the same property conveyed to the Mortgagor by deed of Augusta Road Corporation dated November 4, 1976, and recorded in the R. M. C. Office for Greenville County In Deed Book 1045 at Page 726 on November 5, 1976.

The mailing address of the Mortgagee is 314 East Coffee Street, Greenville, South Carolina 29601.



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.

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