

1535 352

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C.
MAR 17 12 04 PM '81

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John L. Bruin and Barbara R. Bruin
JOHN L. BRUIN & BARBARA R. BRUIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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

Nine Thousand One Hundred Sixty Two and 60/100-----Dollars (\$ 9,162.60----) due and payable

In accordance with terms of Note of even date herewith.

with interest thereon from date hereof at the rate of 17.99 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 Greenville.

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina, near the City of Greenville, in that subdivision known as Park Hill and known on plat of Park Hill Property as Lot No. 20 and described as follows:

BEGINNING at an iron pin on Aberdeen Drive at the corner of Lot 19 and running thence S. 31-31 W. 201.2 feet to a corner on property of the Estate of M. D. Earle; thence S. 45-39 E. 91.6 feet to an iron pin, corner of Lot No. 21; thence N. 29-40 E. 277.5 feet to an iron pin on Aberdeen Drive; thence N. 62-09 W. 82 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Jack E. W. Galway, as Attorney in Fact for D. E. Galway, as appears in a Power of Attorney recorded in the R.M.C. Office for Greenville County on September 12, 1969, in Deed Book 875 at Page 552. The said conveyance was recorded March 20, 1980 in the R.M.C. Office for Greenville County in Deed Book 1122, page 554.

GCTO -----3 MR17 81 215

DOCUMENTARY
STAMP
MAR 17 1981

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 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.

10 3 5 2

4328 RV-2