

Post Office Box 2568  
Greenville, South Carolina 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE  
DEC 2 10 11 AM '82  
JAMES W. CAMMERSLEY  
REC'D

BOOK 1587 PAGE 762

MORTGAGE  
OF  
REAL PROPERTY

THIS MORTGAGE, executed the .....2nd... day of ...December....., 1982....., by  
THOMAS S. BRUCE... and MARY E. BRUCE..... (hereinafter referred to as "Mortgagor")  
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is ....  
Post Office Box 2568, Greenville, South Carolina 29602.....

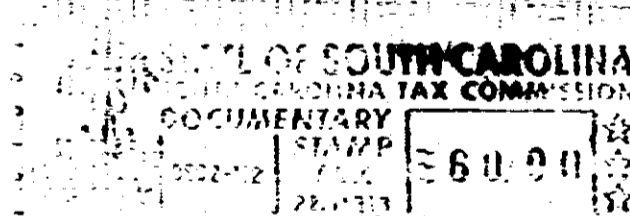
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order  
to secure the payment of a promissory note including any renewal, extension or modification thereof  
(hereinafter referred to as the "Note"), dated ...December 2, 1982.... to Mortgagee for the principal  
amount of One Hundred Fifty Thousand and No/100 (\$150,000.00) Dollars, plus interest thereon  
and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances  
that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal,  
extension or modification thereof or evidenced by any instrument given in substitution for said Note,  
Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of  
Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and  
assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land situate, lying and being on  
the Northwestern side of Hillandale Circle, near the Hillandale Golf  
Course, in the County of Greenville, State of South Carolina, containing  
5.07 acres according to survey made by R. W. Dalton, Engineer, being shown  
on a plat entitled "Property of Thomas S. Bruce", dated May, 1950, and  
having, according to said plat, the following metes and bounds, to-wit:

BEGINNING on the Northwestern side of Hillandale Circle, at the joint  
front corner of Lots 5 and 10, and running thence along the joint line of  
said lots N. 40-44 W. 278.8 feet to an iron pin; thence N. 26-36 E. 100.2  
feet to an iron pin; thence along the line of property now or formerly  
belonging to the Estate of J.M. Black crossing a branch N. 38-07 W. 102  
feet to an iron pin; thence continuing with said line N. 38-07 W. 134.4  
feet to an iron pin in line of property now or formerly known as  
Hillandale Estates; thence along the line of property of Hillandale  
Estates N. 67-05 E. 171.5 feet to an iron pin; thence continuing along  
said line N. 59-06 E. 202.4 feet to an iron pin; thence S. 22-45 E. 61.3  
feet to an iron pin; thence along the joint line of Lots 5 and 9 crossing  
a branch S. 36-23 E. 530 feet to an iron pin on the Northwestern side of  
Hillandale Circle; thence along the Northerly side of Hillandale Circle S.  
49-37 W. 92 feet to an iron pin, S. 64-0 W. 185 feet to an iron pin, S.  
76-16 W. 152 feet to an iron pin, the POINT OF BEGINNING.

BEING the same property conveyed to the mortgagor by deed of Thomas S. Bruce recorded Feb. 1, 1977,  
in Deed Book 1050, Page 384.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in  
any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all  
fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in  
any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or  
assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that  
Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the  
Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further  
covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs,  
successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully  
claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee,  
that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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