LOTEC 16 10 21 MM 1964 OLLIE FAMILY SHORTH STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE \

ROOK 981 PAGE 265

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. Dan L. Moyd and Jack T. Moyd

(hereinafter referred to as Mortgagor) is well and truly indebted un to Rufus C. Bruce, Jr. and E. F. Janquart

(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

Three Thousand and No/100------ Dollars (\$3,000.00)) due and payable six months from date, with interest at the rate of 6% per annum after

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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 whereot 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 as-

"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, State of South Carolina and lying on the north side of Lowndes Hill Road and being partially described according to a plat entitled Property of James C. Bates by C. C. Jones dated May 7, 1955 recorded in the R.M.C. Office for Greenville County in Plat Book GG at page 30 and has the following metes and bounds, to wit:

Beginning at a point on the northern side of Lowndes Hill Road and running thence along Lowndes Hill Road N. 88-28 W. 260 feet to a point on the new Highway I-385 right of way; thence running along said I-385 Highway right of way 285 feet to a point; thence running S. 17-29 E. 230 feet to the point of beginning. Said tract of land being triangular in shape.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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.

Paid and satisfied in full 6-15-65
Rufus 6. Bruce
6. F. Janquart
Witness: J. L. Prusley

*ATISFIED AND CANCELLED OF RECORD -DAY OF MOY. Ollie Farmswort R. M. C. FOR GREENVILLE COUNTY, S. C. 17/11:38 0'CLOCK A. M. NO. 14238