WHEENVILLE CO.S.O. STATE OF SOUTH CAROLINA DEC 15 4 31 FJ 177 TO ALL WHOM THESE PRESENTS MAY CONCERN. COUNTY OF GREENVILLE

ELIZABEŤH RIDOLE

WHEREAS.

DAN E BRUCE

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

THE PEOPLES NATIONAL BANK, GREENVILLE,

SOUTH CAROLINA

(hereinafter referred to as Mortgageo) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are corporated herein by reference, in the sum of

THIRTY THOUSAND AND NO/100

Dollars (\$ 30,000.00

mixty (60) days from date The same of the same of

with interest thereon from

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data data the rate of 7-1/2

per centum per annum, to be paid:

at maturit

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to in 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 accure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to in 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 pittle by the Mortgagoe at and before the scaling and delivery of these prisents, the receipt whereof is hereby acknowledged, has granted, bergained such and released, and by these presents does grant, bargain, sell and release unto the Mortgagoe, its successors and assigns.

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All that pieces parcel or lot of land located near the City of Greenville, Greenville County, South Garolina, near Union Bleachery, on the southern side of Riverside Road (or Bleachery Road) containing 3.5 acres, more or less, exclusive of a 15 foot railroad right of way and according to a plat entitled "Property of Roy S. Batson" by C. (). Riddle, R.L.S., dated April 4, 1967, having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the intersection of Riverside Drive, (or Old Bleachery Road) and S. C. Highway 253 and running thence with the western side of S. C. Highway 253, S. 51-04 W. 324 feet to an iron pin; thence following the curve of S. C. Highway 253, the chord of which is S. 46-16 W. 131/8 feet to an from pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 38-58 W: 109/3 feet to an iron pin; thence with the curve of S. C. Highway 253, the chord of which is S. 33-16 W. 110/2 feet to an from pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 26-86 M. 98.7 feet to an iron pin; thence still with the curve of S. C. Highway 253, the chord of which is S. 15-54 W. 126.4 feet to an iron pin located in the middle of the right of way of G & N and Southern Railroad; thence with said right of way N. 46-54 W. 82.77 feet; thence leaving said railroad right of way N. 7-07 E. 100.1 feet to an iron pin; thence N. 12-47 E. 265.2 feet to an iron pin; thence N. 47-16 E. 625.2 feet to an iron pin on Riverside Road (or Old Bleachery Road) thence with the southern side of said road crossing Langston Creek, S. 35-41 E. 54.4 feet to an iron pin; thence atill with the southern side of said road S. 24-56 E. 126 feet to an iron pin, the point of Beginning.

Also, All that piece, parcel or lot of land, containing approximately 1/2 acre, shown as property of Reedy Investors, Inc. on plat entitled "Valleybrook Land Co., Inc." prepared by Carolina Surveying Co., May 21, 1971, and revised November 4, 1971, and having, according to said plat, the following metes and bounds:

BEGINNING at a point on the westerly side of Lost Court and running thence N. 65-49 W. 150 feet to a point; thence N. 24-11 E. 145 feet to a point; thence S. 65-49 E. 150 feet to a point on the westerly side of Lost Court; thence with the westerly side of Lost Court, S. 24-11 W. 145 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident of apportaining and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and highling fixtures now by 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, lenever.

The Mortgagor covenants that it is lawfully seized of the premises hereinaboro 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 Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same pr any part thereof.