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MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

BOOK 1267 PAGE 145

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE (CO. S. C.)

FEB 16 4 44 PM '73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, Dan E. Bruce and James E. Jones, Jr. (hereinafter referred to as mortgagor)

WHEREAS, Dan E. Bruce

~~is well and truly indebted unto~~ is well and truly indebted unto

First Piedmont Bank and Trust Company

Dan E. Bruce's

(hereinafter referred to as Mortgagee) as evidenced by ~~the mortgage~~ promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Eighty Thousand and No/100ths

Dollars (\$ 80,000.00 ) due and payable

on demand; with interest thereon

~~at the rate of and according to the terms of said note or notes~~  
at the rate of and according to the terms of said note or notes

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, City of Greenville on the western side of South Carolina Highway 291, and according to plat by C. O. Riddle dated December 8, 1964, has the following combined dimensions:

BEGINNING at an iron pin on the western side of South Carolina Highway 291 and at the corner of Greenville Country Club property; and running thence with said Highway S. 5-28 E. 257.2 feet to an iron pin; thence S. 5-26 E. 42.8 feet to a point, joint front corner of Lots 3 and 4; thence S. 3-17 E. 100 feet to a point, joint front corner Lots 4 and 5; thence S. 0-13 E. 100 feet to a point, joint front corner Lots 5 and 6; thence S. 2-41 W. 100 feet to a point, joint front corner Lot 6 and 7; thence S. 5-48 W. 100 feet to the southeastern corner of Lot No. 7 and the corner of other property of R. E. Ingold; thence with the line of said property S. 84-42 W. 254.2 feet to a point in the line of the Country Club property; thence with the line of said property as follows: N. 7-36 E. 42.9, N. 4-52 E. 100 feet, N. 2-0 E. 100.4 feet to the rear line of Lot No. 5; thence N. 1-06 W. 100 feet to a point in the rear line of Lot No. 4; thence N. 4-0 W. 100 feet to a point in the rear line of Lot No. 3; thence N. 5-28 W. 256.7 feet to the northwest corner of Lot No. 1; thence N. 84-32 E. 250 feet to an iron pin, the point of beginning.

ALSO all those pieces, parcels or lots of land, situate, lying and being on the western side of South Carolina Highway 291 in the City of Greenville, State of South Carolina, and designated as Lots 5 through 17, inclusive, on a plat of property of R. E. Ingold, made by C. O. Riddle, dated July 12, 1965 and according to said plat has the following metes and bounds, to-wit:

BEGINNING at a point on the western side of South Carolina Highway 291 which point is 400 feet S. 5-28 from the intersection of said Highway and Cleveland Street as shown on said plat; and running thence S. 84-32 W. 250 feet to an iron pin in the line of the Property of Greenville Country Club; thence with the line of said property S. 5-28 E. 1300 feet to a point; thence N. 84-32 E. 250 feet to a point on the western side of South Carolina Highway 291; thence with said Highway N. 5-28 W. 1300 feet to an iron pin, the point of beginning.

The within mortgage is understood and agreed to be equal in priority to that certain mortgage of Dan E. Bruce to First Piedmont Bank and Trust Company of even date herewith which is to be recorded in the RMC Office for Greenville County.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 18 PAGE 82

SATISFIED AND CANCELLED OF RECORD  
3 DAY OF Aug 1973  
Donnie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 3:19 O'CLOCK P. M. NO. 3746