MORTGAGE OF REAL ESTATE-Offices of FELE & PALE, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAN E. BRUCE

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

on or before one year from date.

with interest thereon from date at the rate of Eight per centum per annum, to be paid at maturity.

WHEREAS, the Mortgagor may bereafter become indebted to the said Mortgagoe 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 Mortgager, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager 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 Mortgager 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 those seven adjoining pieces, parcels or lots of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the western side of South Carolina Highway 291 and according to a plat by C. O. Riddle dated December 8, 1964, having the following combined dimensions:

BEGINNING at an iron pin on the western side of South Carolina Highway 291 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 of lots 6 and 7); thence S. 5-48 W., 100 feet to the southeastern corner of lot 7 of the corner of 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 Country Club property; thence with the line of said property as follows: N. 7-36 E., 42.9 feet, N. 4-52 E., 100 feet, N. 2-0 E., 100.4 feet to corner; thence N. 1-06 W., 100 feet to a point in the rear line of Lot 3; thence N. 5-28 W., 256.7 feet to the northwestern corner of lot 1; thence N. 84-32 E., 250 feet to an iron pin, point of beginning. Block Book reference 270.1-1-6.2, District 599.

ALSO: All those pieces, parcels or lots of land situate, lying and being on the western side of (continued on attached rider)

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or apportaining, and of all 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 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 Mortgagoe, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiuns, public assessments, repairs or other purposes pursuant to the coverants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall be ar interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter excited on the montgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other horards specified by Mortgagee, in an amount not loss than the montgage debt, or in such amounts as may be required by the Mortgagee, and in computes acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and there has payable chures in favor of, and in form acceptable to the Mortgagee, and that it will pay all positions therefor when does and that it does bright assign to the Mortgagee the proceeds of any policy insuring the montgage dynamics and does not the mortgage debt, whether due or not.

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