

MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 990 PAGE 329

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Tom S. Bruce, as Trustee,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lucille B. Ellison, her heirs and assigns forever:

(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

Seven Thousand Fifty and No/100----- Dollars (\$ 7,050.00 ) due and payable

\$3525.00 on the 15th day of January, 1965, and the balance in full on or before January 15, 1966, with the privilege to anticipate payment of part or all at any time,

with interest thereon from date at the rate of Six per centum per annum, to be paid: On January 15 of each year.

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

All that piece, parcel or tract of land in Greenville County, State of South Carolina, and containing 12 acres, more or less, and being a portion of the property of L. P. Burdette as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "HH", at Page 198 and having, according to a more recent survey, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Bethel Road at the corner of Church property and running thence along Bethel Road N. 39-57 E. 224 feet to an iron pin; thence still with said Road N. 54-16 E. 114.8 feet to an iron pin; thence still with said Road N. 64-27 E. 489.7 feet, more or less, to an iron pin at the corner of the intersection of Bethel Road and a new 50-foot road leading from Bethel Road to a new Elementary School (see deed to School District of Greenville County recorded in Deed Book 739, Page 127); thence around the corner of said intersection and following the curvature thereof, the chord of which is N. 88-20 E. 12.14 feet, to an iron pin; thence along said new Road S. 67-48 E. 376.92 feet to an iron pin; thence still with said new Road S. 63-53 E. 74.22 feet to an iron pin in the line of property of School District of Greenville County; thence along School line S. 31-12 W. 535 feet, more or less, to an iron pin; thence still with School property S. 31-55 W. 186.1 feet to an iron pin; thence N. 79-30 W. 282 feet to an iron pin; thence N. 51-01 W. 524.5 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith to be recorded, and this mortgage is given to secure payment of a portion of the purchase price.

Together with all and singular rights, members, hereditaments, 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 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 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 in full, satisfied and cancelled this 15th day of March 1966.*

*Lucille B. Ellison*

*witness - William Mann*

SATISFIED AND CANCELLED OF RECORD

*27* DAY OF *March* 19*67*

*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *3:35* O'CLOCK *P* M. NO. *23053*