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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 11 1 45 PM '69

MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. M. OTT

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID P. BRADBURN AND LILLIE E. BRADBURN

(hereinafter referred to as Mortgagor) is well and truly indebted unto D. C. BRYSON

(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 Nine Thousand Three Hundred Eighteen and 60/100

Dollars (\$ 9,318.60) due and payable

\$121.33 per month commencing July 10, 1969, and \$121.33 on the tenth day of each and every month thereafter until paid in full, with the final payment due June 10, 1978.

with interest thereon from date at the rate of Eight(8) per centum per annum, to be paid: monthly

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 place, 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 Spartanburg, lying and being in the State and County aforesaid, Reidville Township, about five miles west of Reidville, South Carolina, lying on the western side of the Brockman-McClimon Road, being bounded on the north by the said road, and on the east or southeast by tract of Miles Meredith, on the west by Enoree River and on the northwest by lands of Tugaloo Brockman Estate and lands of Mrs. Lee Godfrey, and being described as follows:

BEGINNING at a point in the center of the said road and on the Godfrey line and runs thence with the said line, S. 77-16 W. 847 feet to a stone (flint rock), joint corner of the Godfrey, Tugaloo Brockman Estate and the tract being conveyed; thence with the Tugaloo Brockman Estate line S. 28-15 W. 1675 feet to an iron pin on the east bank of Enoree River (Hickory gone); thence down the river S. 64-04 E. 146 feet to a bend; thence S. 50-41 E. 175 feet to an iron pin, joint corner of the Miles Meredith tract; thence with the Meredith line, N. 47-35 E. 2040 feet to an iron pin in the center of the said road (iron pin and post back on line on west bank of the road); thence with the center of the said road, N. 19-23 W. 600 feet, plus, to the beginning corner, containing Thirty-three and Thirty-five one-hundredths (33.35) acres, more or less.

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.