

FILED
GREENVILLE CO. S. C.

CONSTANT MONTHLY PLAN MORTGAGE

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State of South Carolina, OLLIE FARNSWORTH
R. M. C.

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

P. L. BRUCE COMPANY, a Limited Partnership, SENDS GREETINGS:

WHEREAS, the said P. L. Bruce Company, a Limited Partnership,
hereinafter called Mortgagor, in and by its certain Note or obligation bearing even date herewith, stand indebted,
firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA,
hereinafter called Mortgagee, in the full and just principal sum of Thirty Thousand
and no/100ths ----- Dollars
(\$30,000.00) with interest thereon payable monthly in advance from date hereof at the rate of eight (8%)
per cent per annum; the principal of said note together with interest being due and payable

----- in monthly installments as follows:
Beginning on the 15th day of May, 1970, and on the 15th day of each month thereafter
the sum of Five Hundred Twenty-Six and 01/100ths ----- Dollars
(\$ 526.01) and the balance of said principal sum due and payable on the 15th day of April,
1976. The aforesaid monthly payments of Five Hundred Twenty-Six and 01/100ths ----
----- Dollars
(\$ 526.01) each, are to be applied first to interest at the rate of eight (8%)
per cent per annum on the principal sum of Thirty Thousand and no/100ths ----- Dollars
(\$ 30,000.00), or so much as shall from time to time remain unpaid, and the balance of each monthly install-
ment shall be applied on account of principal.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America at the office of the Mortgagee at Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to the said Mortgagee in hand well and truly paid by the said Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, conveyed, sold and released, and by these presents DO GRANT, convey, sell and release unto the said Mortgagee the following described real-estate, to-wit:

ALL those certain pieces, parcels or lots of land in Greenville Township, in the County and State aforesaid, just outside the corporate limits of the City of Greenville, on the west side of Buncombe Road (Federal Highway No. 25) more particularly described as follows: