

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS,

FILED
MAR 9 4 38 PM '72
OLLIE FARNSWORTH
R.M.C.

H. Dean Bruce hereinafter called the mortgagor(s), is (are) well and truly indebted to Southern Bank & Trust Company, hereinafter called the mortgagee(s),

in the full and just sum of Thirty-seven Thousand and No/100

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

Due and Payable one year from date.

with interest from date at the rate of seven per centum per annum until paid; interest to be computed and paid semi-annually and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land, situate, lying and being in Oneal Township, Greenville County, State of South Carolina, located about six miles north of the City of Greer, between Berry's Mill and Washington Baptist Church, being shown on a plat made for James E. Pollard by Terry T. Dill, C.E., dated May 6, 1966, recorded in Plat Book MMM, page 126, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING on a stone, the southwestern corner of the tract and corner with Buford Bruce and A. B. Stokes, and runs thence N. 19-20 W., 488 feet to an iron pipe; thence N. 20-00 W., 1096 feet crossing stone corner to a point in the center of Beaverdam Creek (buggy axle on north side of creek); thence along and with the meanders of said creek as the line as follows: N. 58-45 E., 530 feet, N. 85-35 E., 219 feet and N. 48-50 E., 103 feet to a point (iron pin by tree on bank of creek); thence S. 24-10 E., 424.5 feet to a stone; thence S. 49-15 E., 1184 feet crossing an iron pin to a nail in the center of the Fitts Road; thence along and with the center of said road as follows: N. 49-50 E. 62 feet, N. 17-35 E., 126 feet, N. 69-41 E., 257 feet and S. 55-20 E. 85 feet to a nail (iron pin on south bank of road at 27.5 feet); thence S. 25-00 W., 426 feet; thence S. 48-26 E., 369.4 feet to an axle; thence S. 22-05 W., 378.7 feet to an iron pin on the north side of a 50-foot road which leads off the Mt. Lebanon Road; thence with said 50-foot road, S. 85-40 E., 396.4 feet to a point in the middle of Mt. Lebanon Road (iron pin back on bank); thence with said road, S. 21-00 W., 41 feet to a point; thence N. 85-40 W., crossing an iron pin on bank of said road 397 feet to a stone; thence N. 85-08 W., 646.4 feet to a stone and pipe; thence with Buford Bruce's line, N. 85-50 W., 981 feet to the beginning corner, containing 58.36 acres, more or less.

ALSO ALL that parcel or tract of land in Oneal Township of Greenville County, South Carolina, located about five miles north of the City of Greer and on east side of State Highway No. 14, near the old Berry's Mill, and having the following courses and distances:

BEGINNING on an iron pin (old corner), corner of lands reserved by grantor and by Cleo Owings and runs thence S. 67-15 W., 488 feet to an iron pin on the right of way of State Highway No. 14; thence along and with the right of way of said Highway S. 25-47 E., 100 feet and S. 28-39 E., 150 feet to an iron pin; thence N. 67 E., 447 feet to an iron pin; thence N. 18 W., 250 feet to the beginning point; containing 2.60 acres, more or less.