

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
FILED
NOV 22 1973

FILED
GREENVILLE CO. S. C.

BOOK 1273 PAGE 521

NOV 24 9 52 AM '73

MORTGAGE OF REAL ESTATE

CONNIE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C.

WHEREAS, DON F. CORBIN AND BARBEE L. CORBIN

(hereinafter referred to as Mortgagor) is well and truly indebted unto TOM S. BRUCE

(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

TWENTY-THREE THOUSAND -----

Dollars (\$ 23,000.00) due and payable

with interest on the unpaid principal balance, in three equal successive annual installments of \$7,666.66,

with interest thereon from _____ date at the rate of 8% per centum per annum, to be paid: annually,

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 GREENVILLE, located on the northern side of New Perry Road,

and being shown as Lot 7 and a portion of Lot 8, according to a plat entitled "Property of P. L. Bruce," by Dalton & Neves, dated February 1956, recorded in Plat Book EE at Page 22, and being more fully described according to said plat as follows:

BEGINNING at a point on the western side of Buncombe Road at the joint front corner of Lots 6 and 7 and running thence with the line of Lot 6 S. 50-57 W. 289 feet to a point at the joint rear corner of Lots 8 and 6, thence S. 39-12 E. 112.7 feet to a point, thence N. 50-57 E. 25 feet to a point, thence S. 39-00 E. 136.6 feet to a point on the northern side of New Perry Road, thence with the northern side of New Perry Road N. 35-58 E. 113.8 feet to a point at the joint front corner of Lots 7 and 8, thence continuing with New Perry Road, the chord of which is N. 19-51 E. 100 feet to a point, thence N. 11-20 E. 89.5 feet, N. 13-51 W. 45.2 feet to a point on the southwestern side of the right of way of Buncombe Road, thence with the right of way of Buncombe Road N. 39-03 W. 86.7 feet to a point at the corner of Lot 6, the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.