

GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 8 10 50 AM '74
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Oneal-Williams, Incorporated

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. Hagood 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 Thousand and 00/100-----Dollars (\$ 20,000.00) due and payable
on January 7, 1975

with interest thereon from date at the rate of seven per centum per annum, to be paid: at maturity

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:

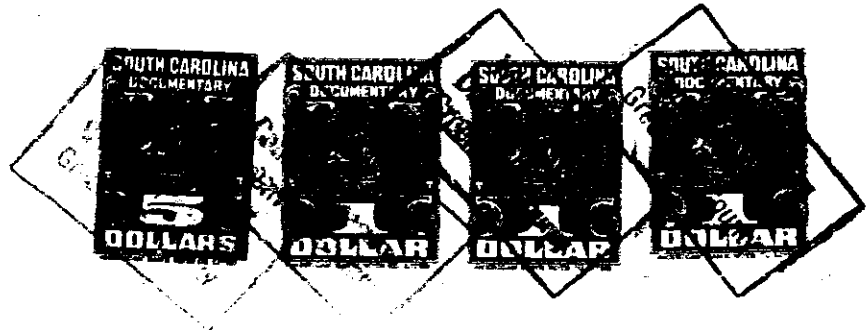
~~All that certain piece, parcel or lot of land, situate, lying and being in the City of Greenville, State of South Carolina, and being located on the west side of North Main Street, between West North and College Street, and having the following courses and distances, to-wit:~~

ALL of that certain, piece, parcel or lot of land, situate, lying and being in the City of Greenville, State of South Carolina and being located on the west side of North Main Street, between West North and College Street, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on the west side of North Main Street, at the northeast corner of property formerly belonging to J. R. Smith, and running thence, with the west side of said Street, N. 18 E. 40 feet to an iron pin; thence, N. 72 W. 130 feet to an iron pin on a 10 foot alley; thence along the east side of said alley, S. 18 W. 40 feet to an iron pin; thence, S. 72 E. 130 feet to a point on the west side of North Main Street, the point of beginning.

ALSO, ALL of that certain, piece, parcel or lot of land, situate, lying and being in the City of Greenville, State of South Carolina, and being known and designated as Lot No. 12 in the division of the Julia C. Smith place, and having the following courses and distances, to-wit:

BEGINNING at a stake on the eastern side of Laurens Street at the corner of Lots 11 and 12 and running thence with said Street, S. 18 W. 49.1 feet, more or less, to a stake at the corner of Lots Nos. 12 and 13; thence running with the common line of said lots, S. 72 E. 96 feet, more or less, to a stake on a 10 foot alley; thence running with said alley, N. 18 E. 49.1 feet, more or less, to a stake at the corner of Lots 11 and 12; thence running with the common line of said lots, N. 72 W. 96 feet, more or less, to a stake on the edge of Laurens Street, the point of beginning.



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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.

