

MORTGAGE OF REAL ESTATE—Prepared by RILEY AND RILEY, Attorneys at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

RECORDED  
OCT 15 1980  
GREENVILLE S.C.  
WATKINS  
MORTGAGE

WHEREAS, RICHARD E. BRUCE and ELAINE R. BRUCE,

(hereinafter referred to as Mortgagor) is well and truly indebted unto JENK'S, INC.

(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 Five Thousand, Eight Hundred Eighty-Five and No/100-----  
Dollars (\$ 5,885.00--- ) due and payable

in forty-eight (48) equal installments of One Hundred Forty-Nine and 26/100 (\$149.26) Dollars beginning December 15, 1980, until paid in full,

with interest thereon from date at the rate of ten (10) 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 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

All that certain piece, parcel or lot of land located in Greenville County, South Carolina, as shown on a plat prepared by C. O. Riddle, R.L.S., dated October 31, 1980 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center line of Bordeaux Drive and running thence S. 59-22 E. 275 feet to an old iron pin; thence along property now or formerly of Mattison S. 30-38 W. 1126.3 feet to an old iron pin along Reedy Fork Creek; thence continuing along said creek N. 52-12 W. 46.1 feet to an old iron pin; thence continuing along said creek N. 18-08 W. 70 feet to a point; thence turning and running N. 23-05 E. 100.34 feet along a branch, which is the line; thence N. 87-01 E. 80.45 feet to a point; thence N. 34-11 E. 168.02 feet to a point; thence continuing along said branch N. 10-48 W. 113.14 feet to a point; thence N. 18-56 W. 132.93 feet to an old iron pin in the center line of Bordeaux Drive; thence running along said center line N. 61-00 E. 41.35 feet to an old iron pin; thence N. 47-28 E. 100 feet to an old iron pin; thence continuing along said line N. 13-31 E. 100 feet to an old iron pin; thence N. 5-55 E. 100 feet to an old iron pin; thence N. 4-38 E. 100 feet to an iron pin; thence continuing along Bordeaux Drive N. 30-38 E. 184.0 feet to an iron pin, the point of beginning. Said tract containing 4.05 acres, more or less.

This being the same property conveyed to the mortgagors herein by deed of Jenk's, Inc. of even date, to be recorded herewith.

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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.

RECORDED

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