

STATE OF SOUTH CAROLINA,

BOOK 543 PAGE 89

County of Greenville

To all Whom These Presents May Concern:

WHEREAS We, Robert E. Ruff and Jessie Bayne Ruff, are well and truly indebted to W. R. Cordell

in the full and just sum of Two Thousand, Two Hundred and No/100 - - - - - (\$ 2,200.00) Dollars, in and by our certain promissory note in writing of even date herewith, due and payable as follows: in monthly instalments of Fifty and No/100 - (\$50.00) Dollars each, beginning on the first day of January, 1953 and continuing on the first day of each and every succeeding month thereafter until the principal debt has been paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest from date at the rate of six (6%) per centum per annum until paid; interest to be computed and paid monthly and if unpaid when due to bear interest at same rate as principal until paid, and we 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 attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said Robert E. Ruff and Jessie Bayne Ruff

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 us 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

W. R. Cordell, his heirs and assigns forever:

All that certain piece, parcel, or lot of land situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lots Nos. 24 and 25 of a subdivision known as Westview Heights according to a plat thereof prepared by Dalton & Neves, Engrs., June, 1941 and recorded in the R. M. C. office for Greenville County in Plat Book M, at page 11, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of King Street at joint front corner of Lots 25 and 26, and running thence along the joint line of said lots, S. 88-31 W. 134.9 feet to an iron pin at the joint rear corner of Lots 48 and 49; thence along the rear lines of Lots Nos. 49, 50 and 51, S. 2-41 E. 160 feet to an iron pin on the northwestern side of Hill Street; thence along the northwestern side of Hill Street, N. 43-30 E. 186.4 feet to an iron pin at the intersection of Hill Street and King Street; thence along the western side of King Street, N. 1-36 W. 28.4 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty.

The above described property is the same as conveyed to us by two separate deeds as follows: Lot No. 25 from Abe Smith and Ike Smith by deed dated Nov. 18th, 1947 and recorded in the R.M.C. office for Greenville County in Vol. 328, at page 149 and Lot No. 24 from James F. Willis and Dorothy M. Willis by deed dated January 23, 1947 and recorded in the R.M.C. office for Greenville County in Vol. 306, at page 124.

This is a second and junior mortgage, being junior to the lien of the First Federal Savings and Loan Association of Greenville in the sum of \$5600.00.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said

W. R. Cordell, his

Heirs and Assigns forever.

And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, his Heirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness: E.M. Blythe, Jr. Paid in Full and Satisfied this 12th of Jan - 1954 - W. R. Cordell

15 January 54 Ollie Hansworth 2:47 1094