

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES V. RUGGERIO AND BEATRICE
E. RUGGERIO

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Six Thousand One Hundred and No/100ths-----

DOLLARS (\$ 6,100.00), with interest thereon from date at the rate of six-----

per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

April 1, 1975

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northwestern side of Sycamore Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 13 as shown on a plat prepared by J. Mac Richardson, Surveyor, dated January, 1959, entitled "Resubdivision - Lots 9 thru 16, Daisy T. Wilson Prop.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book MM at page 103, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northwestern side of Sycamore Drive at the joint front corner of Lots Nos. 12 and 13, and running thence with the line of Lot No. 12 N. 69-17 W. 179.8 feet to an iron pin; thence S. 21-47 W. 56 feet to an iron pin at the joint rear corner of Lots Nos. 13 and 14; thence with the line of Lot No. 14 S. 69-17 E. 180.8 feet to an iron pin on the Northwestern side of Sycamore Drive; thence with the Northwestern side of Sycamore Drive N. 20-43 E. 56 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of W. N. Leslie, dated March 31, 1960, and to be recorded herewith in the R.M.C. Office for Greenville County, South Carolina.

[Faint, illegible text and signatures]

For Agreement for Deed, Extension, & Extension See R. E. M. 1074 Per Page 579