

APR 3 8 39 AM 1961

MORTGAGE OF REAL ESTATE—Office of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: **Ruttan Builders, Inc.**

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

WHEREAS, the Mortgagor is well and truly indebted unto **The Citizens and Southern National Bank of Augusta, Georgia**

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory notes ~~XXXXXX XXXXXX~~ the terms of which are incorporated herein by reference, in the sum of **not more than Forty-Eight Thousand and No/100 ---**

DOLLARS (\$ 48,000.00),

with interest thereon from date at the rate of **six &** per centum per annum, said principal and interest to be repaid: **as stated in said Notes. one-half**

This Mortgage is security for any and all future advancements, debts, obligations and Notes now or hereafter executed by the Mortgagor to the Mortgagee not exceeding the sum of **FORTY EIGHT THOUSAND AND NO/100 (\$48,000.00) DOLLARS** at any one time.

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,

in Chick Springs Township, in the unincorporated Village of Taylors, on the Southern side of U. S. Highway 29A, and according to a Survey made by Terry T. Dill on September 9, 1960, is described as follows:

BEGINNING at an iron pin on the Southern side of U. S. Highway 29A, at the Southwestern corner of Adams Street, and running thence with the Western side of Adams Street, S. 12-10 E. 144 feet to an iron pin in the Northern line of Right-of-Way of the Atlanta and Charlotte Airline Railway; thence with the Northern side of said Right-of-Way, S. 79-44 W. 174 feet to an iron pin at the corner of property of Charles Hammett land; thence with the line of said property, N. 11-57 W. 133.9 feet to an iron pin on the Southern side of U. S. Highway 29A; thence with the Southern side of said Highway, N. 76-52 E. 173 feet to the beginning corner.

Being the same property conveyed to Mortgagor by Charles Hammett by Deed recorded in Deed Book 670, at page 421, R.M.C. Office for Greenville County.

This Mortgage is executed pursuant to authority of Resolution duly adopted by the Board of Directors.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

for Subordination Agreement See Deed Book 671 Page 415

*State of Georgia
County of Richmond
The debt hereby secured is paid
in full and the lien of this instrument
is satisfied.*

*The Citizens & Southern National
Bank
Executed in Presence of: **W. H. Center**
By: **W. J. Beall**
vice Pres.*

SATISFIED AND CANCELLED OF RECORDS
21 DAY OF *Sept* 19 *61*
Ollie Harris Work
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 3:37 O'CLOCK P. M. NO. 7605