

MORTGAGE

STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carolyn C. Ruff

We, George A. Ruff and

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

*** Seven Thousand and No/100 * * * DOLLARS
 (\$7,000.00), with interest thereon at the rate of five and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 11 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the eastern side of West Avondale Drive, in the City of Greenville, and being known and designated as ALL of Lot No. 23 and a 10-foot strip taken from the southern portion of Lot No. 22 as shown on plat of Utopian Development Company recorded in the R. M. C. Office for Greenville County in Plat Book G, page 135, and when described as a whole has the following metes and bounds, to-wit;

BEGINNING at an iron pin on the eastern side of West Avondale Drive at the joint front corner of Lots Nos. 23 and 24, and running thence with the line of Lot No. 24, S 74 40 E 173.9 feet to an iron pin on 12-foot alley; thence with said alley, N 15 20 E 100 feet to an iron pin; thence through the line of Lot No. 22 in a western direction 181 feet; more or less, to an iron pin on the western side of Avondale Drive; thence with the western side of Avondale Drive, S 3 41 W 100.4 feet; thence continuing S 11 20 W 100.2 feet and being shown as Lot No. 20, Block 3, Page 181, of the County Block Book.

Said premises being the same conveyed to the mortgagors herein by three separate deeds recorded in the R. M. C. Office for Greenville County in Deeds Book 424, page 296, Book 424, page 307 and Book 453, page 195.

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.

SATISFIED AND CANCELLED OF RECORD

11th DAY OF April 19 75
 Dennis J. Van Carsley
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 2:33 O'CLOCK P. M. NO. 23636

FOR SATISFACTION TO THIS MORTGAGE SEE
 SATISFACTION BOOK 29 PAGE 539