

FILED
GREENVILLE CO. S. C.

BOOK 1124 PAGE 410

The State of South Carolina,
COUNTY OF Greenville

MAY 1 3 55 PM '69
OLLIE FARNSWORTH
R. M. C.

SEND GREETING:

Whereas, we, the said Russell G. Grenzenbach and Patricia C. Grenzenbach hereinafter called the mortgagor(s) in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to James M. Ruffner and Alice Madeline Ruffner

hereinafter called the mortgagee(s), in the full and just sum of Two Thousand Five Hundred and No/100

----- DOLLARS (\$ 2,500.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of seven (7 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15 day of June , 1969 , and on the 15 day of each month of each year thereafter the sum of \$ 37.74 , to be applied on the interest and principal of said note, said payments to continue up to and including the 15 day of April 19 76 , and the balance of said principal and interest to be due and payable on the 15 day of May 19 76 . the aforesaid monthly payments of \$ 37.74 each are to be applied first to interest at the rate of seven (7 %) per centum per annum on the principal sum of \$ 2,500.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we , the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to us , the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said James M. Ruffner and Alice Madeline Ruffner, Their Heirs and Assigns, Forever:

ALL that lot of land with the buildings and improvements thereon, situate on the Northwest side of Mapleton Drive near the City of Greenville, in Greenville County, South Carolina, being shown as Lot No. 82 on Plat of Pine Forest, recorded in the RMC Office for Greenville County, S. C., in Plat Book QQ, Page 106 and 107, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northwest side of Mapleton Drive at the joint front corner of Lots 81 and 82 and runs thence along the line of Lot 81, N. 26-30 W. 138 feet to an iron pin; thence N. 63-30 E. 100 feet to an iron pin; thence along the line of Lot No. 83, S. 26-30 E. 138 feet to an iron pin on the Northwest side of Mapleton Drive; thence along the Northwest side of Mapleton Drive, S. 63-30 W. 100 feet to the beginning corner.

This is the same property conveyed to us by deed of James M. Ruffner and Alice Madeline Ruffner of even date, to be recorded, and this mortgage is given to secure the balance of the purchase price of the above property. This mortgage is junior in rank to the lien of the following mortgages: 1. Mortgage given by Champ A. Smith, Jr., and Martha Ann Smith to Fountain Inn Federal Savings and Loan Association of Fountain Inn, S. C., dated December 18, 1961, in the original amount of \$12,000.00, recorded

Paid and fully satisfied this 7th day of December 1970.
SATISFIED AND CANCELLED OF RECORD
8 DAY OF Jan. 1971

Signed
James M. Ruffner
Alice Madeline Ruffner
Witness Billie B. Stilwell
Carl P. Hurdgens Jr

OLLIE FARNSWORTH
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK A. M. NO. 15755