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GREENVILLE CO. S. C.

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BOOK 1228 PAGE 140

USL—FIRST MORTGAGE ON REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

MORTGAGE

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: JAMES D. RUDDER and JACQUELINE

C. RUDDER

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 THIRTY FIVE THOUSAND AND NO/100-----

DOLLARS (\$ 35,000.00), with interest thereon from date at the rate of seven and one-fourth per centum per annum, said principal and interest to be repaid 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;

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

ALL that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the western side of Sweetbrier Road near the City of Greenville, being shown as Lot 51 on a plat of Lake Forest Heights,, Section 2, prepared by Piedmont Engineering Service dated May 1957, and recorded in Plat Book KK, page 105, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Sweetbrier Road at the front corner of Lot 52 and running thence with the line of said lot S. 84-49 W. 173.2 feet to an iron pin in the rear line of Lot 44; thence with the rear line of said Lot N. 2-55 W. 82 feet to an iron pin at the rear corner of Lot 45; thence with the rear line of said lot N. 4-14 W. 49 feet to an iron pin at the rear corner of Lot 50; thence with the line of said lot N. 81-55 E. 174.8 feet to an iron pin on the western side of Sweetbrier Road; thence with the western side of said road S. 2-52 E. 140 feet to the beginning corner.

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.