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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
MORTGAGE

BOOK 1235 PAGE 326



First Mortgage on Real Estate

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: R. L. RUCKER AND SUSAN F. RUCKER

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

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

----- Twenty-Six Thousand and No/100ths DOLLARS (\$ 26,000.00), with interest thereon at the rate of 7 3/4 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 25 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, being shown and designated as Lot 137 on a plat of Holly Springs Subdivision, Section I, prepared by Piedmont Engineers and Architects dated February 23, 1971 and recorded in the R.M.C. Office for Greenville County in Plat Book 4N, at page 5, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northerly side of Brook Bend Road at the joint front corner of Lots Nos. 137 and 115 and running thence along the northerly side of said road, N. 66-53 W. 30.0 feet to a point; thence continuing along the side of said road, N. 60-03 W. 49.8 feet to a point; thence still continuing along the side of said road, N. 54-24 W. 75.0 feet to a point at the intersection of Brook Bend Road and East Butler Road; thence with the corner of said intersection, N. 4-52 W. 32.5 feet to a point on the easterly side of East Butler Road; thence along the easterly side of East Butler Road, N. 44-41 E. 50.0 feet to a point; thence leaving East Butler Road and running thence S. 45-15 E. 175.0 feet to a point in the line of Lot 115; thence with the line of Lot 115, S. 44-15 W. 75.4 feet to a point on the northerly side of Brook Bend Road, the point of beginning.

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.

See Mortgages + Conveyances Annals of P.E.M. Book 1257 Page 527