

GREENVILLE CO. S. C.

AUG 15 2 54 PM '73

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1288 PAGE 17

## MORTGAGE

THIS MORTGAGE is made this 14th day of August, 1973, between the Mortgagor, R. L. RUCKER and SUSAN F. RUCKER

(herein "Borrower"); and the Mortgagee, Security Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is E. Camperdown Way, Greenville, S.C. 29601 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY-ONE THOUSAND & NO/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 14, 1973;

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina: ALL that certain piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, City of Mauldin, shown and designated as Lot 55 on a plat of Holly Springs Subdivision, Section II, which plat is recorded in the RMC Office for Greenville County in Plat Book 4R at page 54 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern edge of Brookbend Road at the joint front corner of Lots 54 and 55 and running thence with Brookbend Road N. 11-14 W. 90.0 feet to an iron pin at the intersection of Brookbend Road and Bridges Road; thence with the curve of said intersection N. 49-26 E. 37.4 feet to an iron pin on the southern side of Bridges Road; thence with Bridges Road S. 81-59 E. 58.3 feet to an iron pin; thence continuing with Bridges Road S. 85-41 E. 110.6 feet to an iron pin; thence leaving Bridges Road and running S. 26-45 W. 141.4 feet to an iron pin at the joint rear corner of Lots 54 and 55; thence with the joint line of said lots N. 78-40 W. 153.3 ft. to an iron pin being the point of Beginning.

This is the identical property conveyed to the Mortgagors by deed of Frank S. Leake, Jr., G. Sidney Garrett & J. Calvin Summey to be recorded of even date.



To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate in the event this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

### UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal and Interest.** Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.