

MORTGAGE OF REAL ESTATE - Office of KENDRICK, STEPHENSON & JOHNSON, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } DOMESTIC S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RICK RUCKER and PAM RUCKER,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MALCOLM M. MANNING

(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

Five Thousand and No/100 - - - - - Dollars (\$ 5,000.00) due and payable

five (5) years from date, 60 consecutive monthly installments of One Hundred Twelve and 50/100 (\$112.50) Dollars until paid in full

with interest thereon from date at the rate of 7 per centum per annum, to be paid:
with principal

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 purposes:

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, near River Falls, South Carolina, known and designated as "Property of Rick and Pam Rucker" as shown on a plat recorded of even date herewith in Plat Book 5N, page 30, in the RMC Office for Greenville County, S. C., and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a pin in the center of a creek, said pin being N. 27-08 E. 39.4 feet from an iron pin at the conjunction of property now or formerly owned by Evelyn Angeletti and property now or formerly owned by Malcolm M. Manning and running from that point N. 27-08 E. 465.4 feet to an iron on a private drive; turning and running thence with the private drive as the line the following courses and distances, to-wit: S. 50-05 E. 139 feet to a point; thence S. 58-19 E. 102.6 feet to an iron pin; turning and running thence N. 70-10 E. 157.6 feet to an iron pin; turning and running S. 26-55 E. 252.2 feet to a point; turning and running thence S. 27-14 E. 25.6 feet to an iron pin; turning and running thence with the creek as line the following courses and distances, to-wit: S. 81-51 W. 100 feet; thence S. 31-27 W. 114.7 feet; thence S. 75-29 W. 120 feet; thence S. 77-02 W. 102.8 feet; thence N. 80-01 W. 122.55 feet; thence N. 64-37 W. 119.45 feet; thence S. 89-43 W. 71.5 feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons who may severally claim the same or any part thereof.

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