

FILED
GREENVILLE CO. S. C.

LEATHERWOOD, WALKER, TODD
BOOK 1388 PAGE 162

MAR 24 12 03 PM '76

MORTGAGE

DONNIE S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 24th day of March 1976 between the Mortgagor, R. L. Rucker and Susan F. Rucker (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Six Thousand Eight Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated March 24, 1976 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2001

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 situate, lying and being in the County of Greenville, State of South Carolina on the eastern side of Finley Court and being known and designated as Lot No. 17, Section 5, Knollwood Heights, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4R at Page 92 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Finley Court at the joint front corner of Lots 17 and 18 and running thence S. 80-11 E. 174.03 feet to a point; thence S. 00-16 E. 17.28 feet to a point; thence S. 3-37 W. 93.55 feet to a point; thence along the common line of Lots 16 and 17, N. 80-11 W. 187 feet to a point at the joint front corner of said lots on the eastern side of Finley Court; thence along the eastern side of Finley Court, N. 9-44 E. 110 feet to the point of beginning.



which has the address of Lot 17, Finley Court, Knollwood Heights, Section 5, Mauldin, South Carolina (herein "Property Address");

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 if 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 declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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