

AUG 12 4 11 PM '76

BONNIE S. TANKERSLEY
R.M.C.

LEATHERWOOD, WALKER, TODD & MANN

MORTGAGE

BOOK 1375 PAGE 284

THIS MORTGAGE is made this day of August 12
19 76, between the Mortgagor, R. L. RUCKER BUILDER, INC.
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings & Loan Association
under the laws of United States of America a corporation organized and existing
Columbia, South Carolina whose address is 1500 Hampton Street
(herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty-Nine Thousand Two Hundred
Fifty and No/100ths (\$49,250.00) Dollars, which indebtedness is evidenced by Borrower's note
dated August 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 April 1, 2002

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 located on the western side of Piney Grove
Road and being shown and designated as lot 35 on a plat entitled Forrester Woods,
Section 7 by R. B. Bruce, dated February 12, 1975, recorded in the RMC Office for
Greenville County, South Carolina in Plat Book 5-P at Pages 21 and 22 and having
according to said plat the following metes and bounds to-wit:

Beginning at a point on the western side of Piney Grove Road at the joint front
corner of lots 34 and 35 and running thence with the common line of said lots,
N. 77-54 W. 150 feet to a point; thence N. 12-06 E. 110 feet to a point; thence
S. 77-54 E. 150 feet to a point on the western side of Piney Grove Road; thence
with the western side of said Piney Grove Road, S. 12-06 W. 110 feet to the point
of beginning and being the same property conveyed to the mortgagor herein by deed
of W. D. Yarborough dated August 11 , 1976.



which has the address of Piney Grove Road Mauldin
(Street) (City)

South Carolina (herein "Property Address");
(State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improve-
ments 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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