

FEB 13 5 04 PM '76 MORTGAGE

DENNIS S. TANKERSLEY  
R.M.C.

THIS MORTGAGE is made this 13th day of February, 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-Nine Thousand Two Hundred and No/100ths Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 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 October 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 piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the eastern side of the Cul-de-Sac of Anders Avenue and being known and designated as Lot 24, Section Five, Knollwood Heights, plat of which is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, at pages 91 and 92 and having, according to said plat, the following metes and bounds:

BEGINNING at the joint front corner of lots 24 and 25 on the easterly edge of the Cul-de-Sac of Anders Avenue and running thence N. 51-03-24 E. 177.22 feet to a point; thence along a line of lot 20 S. 38-31-40 E. 50.0 feet to a point; thence continuing along a line of lot 20 S. 74-04-06 E. 97.0 feet to a point; thence along a line of Private Cemetery S. 11-48-00 W. 139.36 feet to a point; thence along a line of lot 21 S. 82-24-22 W. 27.76 feet to a point; thence along a line of lots 22 and 23 N. 82-03-00 W. 210.40 feet to a point on the easterly edge of said Cul-de-Sac; thence along the curve of the easterly edge of said Cul-de-Sac, the chord of which is N. 01-52-33 E. 65.37 feet to the beginning corner.

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which has the address of Lot 24, Knollwood Heights, Section Five 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 seised 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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