



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

26284
BOOK 1138 PAGE 582

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

WHEREAS, John B. Ruschetti and Constance H. Ruschetti

(hereinafter referred to as Mortgagor) is well and truly indebted unto All-State Industries of N. C., Inc.
5002 Clifton Road, Greensboro, N. C.

(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 Six Thousand Fifty Eight and 92/100 Dollars (\$6,058.92) due and payable in eighty-four (84) equal installments, commencing on the 15th day of November, 1969 and falling due on the same day of each subsequent month until paid.

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

All that certain piece, parcel or lot of land, with improvements thereon, known as Lot 122 on plat of Colonial Hills, Section III, recorded in Plat Book BBB at page 91 in the RMC Office for Greenville County and having according to said plat the following metes and bounds:

Beginning at an iron pin on the southern side of Woodleigh Drive at joint front corner of Lots 121 and 122, and running thence along the southern side of Woodleigh Drive, N 81-40 E 90 feet to an iron pin; thence S 8-20 E 175 feet to an iron pin; thence S 81-40 W 90 feet to an iron pin; thence N 8-20 W 175 feet to the point of beginning.

Being the same property conveyed to the said John B. Ruschetti and Constance H. Ruschetti by deed recorded in Book 845, page 345.