

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 16 1968 PM 11
OLLIE FARMER
R.M.C.

NO. 1181 PAGE 53

MORTGAGE OF REAL ESTATE

AND THESE PRESENTS MAY CONCERN

WHEREAS, **Frue Ruff and Nell M. Ruff**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **T. C. Alexander**

(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 **Twenty-Nine Thousand, Nine Hundred Ninety-Nine and 07/100** Dollars (\$ 29,999.07) due and payable

\$1,000.00 on or before the first day of July, 1971 and each six (6) months thereafter until paid in full, with the promise that Obligor may anticipate payment of principal in whole or part at anytime without penalty and that if said obligation is not sooner paid, any balance outstanding shall be paid in full on or before the 31st day of December, 1980, with interest thereon from ~~1968~~ **Jan. 1, 1971** at the rate of **Seven** per centum per annum, to be paid: **on the same date as principal payments**

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**, on the Northeastern side of East Paris Road, and shown as Lots 17 and 18 and a part of Lot 19, Block "F", Plat of Kenatenah, which Plat is recorded in the R.M.C. Office for Greenville County in Plat Book "F", Pages 130 and 131, and which Plat is hereby incorporated for a more particular description.

This is the same property conveyed to the mortgagors by deed recorded in the R.M.C. Office for Greenville County in Deed Book 766, Page 240.

It is understood and agreed that this mortgage is second and junior in lien to the mortgage given to Cameron-Brown Company, January, 1965, which mortgage is recorded in the R.M.C. Office for Greenville County in Mortgage Book 984, Page 605.

It is also agreed that should mortgagors sell this property prior to the date of maturity, that Mortgagee will release this property and will accept a substituted mortgage on any after acquired property which mortgagors shall obtain as a replacement or substitute residence.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 whomsoever lawfully claiming the same or any part thereof.