

MORTGAGE OF REAL ESTATE -

MAIL TO: Stanley Ruff

RT-3

Landrum, S.C. 29365

BOOK 1510 PAGE 885

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
FILED  
OCT 03 AM '80  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Clarence Solesbee AKA William C. Solesbee

(hereinafter referred to as Mortgagor) is well and truly indebted unto Stanley Ruff

(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 FOUR THOUSAND AND FIVE HUNDRED DOLLARS and 00/100  
Dollars (\$ 4500.00 ) due and payable

IN FULL ON OCTOBER 27, 1980.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid: ON Oct. 27-1980

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:

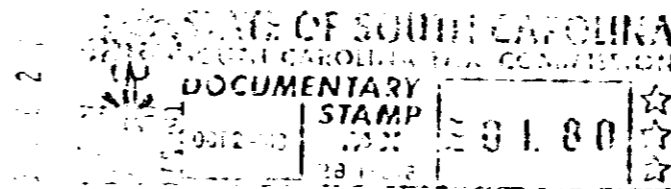
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville located near Gowensville and located on the Southeastern Side of the Old S.C. Highway # 14, and further shown on plat made for Carol S. Ruff and Stanley Ruff by James V. Gregory, RLS, and dated December 29, 1978, and described as follows:

Beginning at a spike in the center of Old S.C. Highway #14 and running thence S75-58E 200 feet to an iron pin; thence, S32-46E 381.24 feet to an iron pin; thence, N88-45W 286.2 feet to an iron pin; thence, N65-42W 222.5 feet to a spike in the center of the said road; thence, N26-39E 86.98 feet to an old spike in the center of said road; thence, N14-24E 199 feet to a spike, the point of beginning and containing 2.46 acres, more or less. For a more particular description, reference is made to the above-mentioned plat.

This is the identical property conveyed the date below to Clarence Solesbee AKA William C. Solesbee by deed of Stanley Ruff, said deed to be recorded herewith in the RMC Office for Greenville County, South Carolina. See also deed this date from Carol S. Ruff to Mortgagor.

NTS\*BAR:

SC10  
OCT 2 1980  
613



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

4328 RV-2