

111 Westfield Ave Greenville SC 29631

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

BOOK 1544 PAGE 449

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Horace Ruff

(hereinafter referred to as Mortgagor) is well and truly indebted unto Boyce V. King III

(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--Thirteen Thous and and 00/100-----

Dollars (\$ 13,000.00) due and payable

as set forth in promissory note of even date,

with interest thereon from date at the rate of $15\frac{1}{2}$ per centum per annum, to be paid in said monthly payments set forth in note,

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:

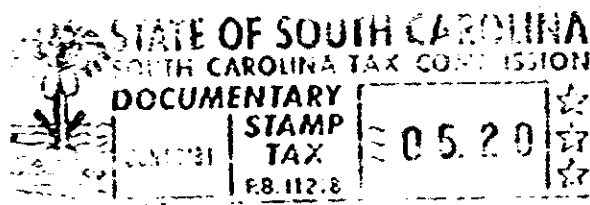
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, Chick Springs Township, lying at the intersection of the Rutherford Road and the Old National Highway, about one mile north from Chick Springs, having the following courses and distances, to-wit:

BEGINNING at a stone on the edge of old (abandoned road), corner of property now or formerly of B. F. Flynn Estate, and runs thence along the Flynn Line, S. 48-47 E. 194 feet crossing Rutherford Road to an iron pin in the center of Old National Highway; thence along the center of Old National Highway, N. 44-23 E. 100 feet to bend; thence N. 55-39 E. 100 feet to a bend; thence N. 72-17 E. 76.5 feet to an iron pin on the south side of old highway; thence leaving highway and running with the line now or formerly of Bishop and others, S. 86-34 W. 372 feet to the beginning corner.

This conveyance is subject to all restrictions, easements, rights of way, roadways and zoning ordinances of record, on the recorded plats or on the premises.

This is that same property conveyed to Mortgagor by deed of Furman H. and Agnes L. Bull to be recorded herewith.



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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.

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