

BOOK 85 PAGE 839

BOOK 1512 PAGE 165

FILED  
GREENVILLE CO. S. C.  
AUG 25 9 43 AM '80  
DONNIE S. TANKERSLEY  
R.H.C.

### MORTGAGE

THIS MORTGAGE is made this 22nd day of August, 1980, between the Mortgagor, James W. Ruth and Marilyn M. Ruth (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Five Hundred Fifty (\$25,550.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 22, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2002.....;

115.0 feet to an iron pin; thence with the common line pin at the joint rear corner of Lots Nos. 379 and 380; thence with the common line of said Lots N. 82-06 W. 141.1 feet to an iron pin on the Eastern side of Ladbroke Court; thence with the curve of said Court, N. 9-33 W. 35.0 feet and N. 54-02 W. 35.2 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors by deed of Dennis A. and Betty J. Beaudoin dated August 22, 1980 and recorded herewith in Deed Book 1131 at Page 832.

PAID, SATISFIED AND CANCELLED  
STATE OF SOUTH CAROLINA  
DOCUMENTARY TAX STAMP  
36552  
First Federal Savings and Loan Association  
of Greenville Same As, First Federal  
Savings & Loan Association of S. C.  
Marilyn M. Ruth  
Ass't. Vice President - Sec.  
May 1, 1984  
Witness: Valinda K. Wadley

GCTO  
AUG 22 80

*Donnie S. Tankersley  
R.H.C.*

which has the address of 7 Ladbroke Court  
S.C. 29615  
(State and Zip Code) (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.