

1524 379

Real Estate Mortgage

FILED  
S. C.  
2:30 PM '80  
MERSLEY

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 3rd day of November, 19 80, by Paul E. Ruff and Grace B. Ruff hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Four Thousand Nine Hundred Twenty-Five and No/100 (\$ 4,925.00 ) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 48 consecutive monthly instalments of One Hundred Thirty-Five and 82/100----- (\$ 135.82 ) Dollars each, the first instalment being due December 15, 19 80, and the remaining instalments are due on the 15th day of each month thereafter.

NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property

ALL that piece, parcel or lot of land situate, lying and being on the South-eastern side of Richmond Drive near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 39 as shown on Final Plat, Richmond Hills, Section One, prepared by Carolina Engineering & Surveying Company, dated April 20, 1965, and recorded in the RMC Office for Greenville County, S. C. in Plat Book JJJ, at Page 81, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern side of Richmond Drive at the joint front corner of Lots Nos. 38 and 39 and running thence with the line of Lot No. 38, S. 60-95 E. 150 feet to an iron pin in the rear line of Lot No. 24; thence with the rear lines of Lots Nos. 24 and 23, S. 29-15 W. 100 feet to an iron pin at the joint rear corner of Lots Nos. 39 and 40; thence with the line of Lot No. 40, N. 60-45 W. 150 feet to an iron pin on the Southeastern side of Richmond Drive; thence with the Southeastern side of Richmond Drive, N. 29-15 E. 100 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Ed C. Wilson dated May 16, 1968, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 844, at Page 235, on May 16, 1968.

3 NO 13 80 831

RECORDED IN THE PUBLIC OFFICE  
OF GREENVILLE COUNTY, S. C.  
DOCUMENTARY  
STAMP  
\$ 62.00

TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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