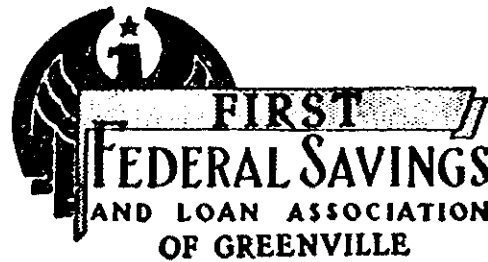


FILED
GREENVILLE CO. S. C.

APR 2 11 16 AM '77

DONNIE S. TANKERSLEY
R.M.C.

1977-004



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

DOUGLAS R. RUCKER

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty Thousand and 00/100 (\$ 20,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred

Seventy Nine and 95/100 (\$ 179.95) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable twenty⁽²⁰⁾ years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the East side of Dunklin Bridge Road and on the North side of McKittrick Bridge Road as relocated and having, according to a plat of property of Doug Rucker, prepared by Free-land and Associates, March 1, 1976, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the East side of Dunklin Bridge Road, at the joint corner of property now or formerly of A. C. Thompson, and running thence N. 65-54 E. 1266 feet to an iron pin; thence with property now or formerly of Lawrence Armstrong S. 49-29 E. 795.4 feet to an iron pin in the center of the new right-of-way of McKittrick Bridge Road; thence with the center of the new right-of-way of McKittrick Bridge Road S. 81-26 W. 1504.6 feet to a railroad spike in such new right-of-way in McKittrick Bridge Road and in the Eastern side of Dunklin Bridge Road; thence with the East side of said Road N. 50-32 W. 352.5 feet to an iron pin, the point of beginning, containing 14.96 acres and being Section 2A of said plat.

The above described property is the same conveyed to the Mortgagor by the Deed of Sammy K. Stallings and Vivian K. Stallings, May, 1969, by Deed recorded in Deed Book 862, at Page 638 and is also a portion of a plat recorded in the RMC Office for Greenville County in Plat Book 4B, at Page 31.

The above property is conveyed subject to all easements and rights-of-way of record or as shown on the referred to plat, save and except Old McKittrick Bridge Road which is to be abandoned and is subject to the new right-of-way of McKittrick Bridge Road.



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