STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

200K 1569 FAGE 455

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WILLIAM T. RUCKER

(hereinafter referred to as Mortgager) is well and truly Indebted un to COMMERCIAL MORTGAGE COMPANY, INC.

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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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, its successors and assigns:

"ALL that certain piece, parcel or let of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 13.5 acres, more or less, according to a plat of the property of R. Kenneth Cobb made by Jones Engineering Service on December 20, 1972, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Augusta Road and running thence along Augusta Road, N. 21-26 W., 50 feet to an old angle iron; thence continuing along Augusta Road, N. 24-11 W., 117 feet to an old angle iron; thence continuing with said Augusta Road, N. 24-41 W., 400 feet to an iron pin; running thence S. 79-00 W., 1920 feet to an iron pin; running thence S. 32-28 W., 69 feet to an iron pin; thence running S. 77-38 E., 123.1 feet to an iron pin; running thence S. 81-39 E., 150 feet to an iron pin; running thence N. 88-28 E., 95.7 feet to an iron pin; thence running S. 87-57 E., 493.5 feet to an iron pin; running thence N. 86-33 E., 200.9 feet to an iron pin; running thence S. 76-08 E., 127.5 feet to an iron pin; running thence N. 2-13 E., 95 feet to an iron pin; running thence N. 53-04 E., 118.3 feet to an iron pin; running thence S. 88-27 E., 211.7 feet to an iron pin; running thence S. 2-18 W., 422.8 feet to the center of Woodville-Pelzer Road; running thence along the center of said Woodville Pelzer Road, S. 88-29 E., 56.6 feet to an iron pin; running thence N. 3-29 E., 235.8 feet to an iron pin; running thence N. 84-50 E., 164.8 feet to an iron pin; thence running S. 8-17 W., 22.3 feet to an iron pin; running thence N. 87-01 E., 203.9 feet to an iron pin; thence running S. 6-33 E., 70 feet to an iron pin; thence running N. 78-42 E., 241.8 feet to an iron pin, the beginning corner.

This mortgage is second and junior in lien to that certain mortgage in favor of First Federal Savings and Loan Association in the original amount of \$50,000.00 recorded January 29, 1973 in the RMC Office for Greenville County in REM Book 1265 at Page 511, and having a present balance of \$44,375.34.

This being the same property conveyed to the mortgagor by deed of Frank P. McGowan, Jr., Master in Equity, recorded May 5, 1982 in the RMC Office for Greenville County in Deed Book 1/66, at Page 384.

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Together with all and singular rights, members, herditaments, and appurtegances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, 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 trat 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 encumbes 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 Mortgagor forever, from and against the Mortgagor and all persons whomspever family claiming the same or any part thereof.

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