

YOUNTS, REESE & COFIELD

MORTGAGE OF REAL ESTATE—Offices of ~~Younts, Reese & Cofield~~, Attorneys at Law, Greenville, S. C.

3:41 P.M.

BOOK 1139 PAGE 76

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

WHEREAS I, SETH W. SCRUGGS

am well and truly indebted to

FIRST PIEDMONT BANK & TRUST CO.

in the full and just sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) Dollars, in and by my certain promissory note in writing of even date herewith, due and payable on the day of

Payable at the rate of Ninety-One and 05/100 (\$91.05) Dollars per month beginning 30 days after date and the same amount on the same date of each succeeding month until paid in full. Said payments shall be applied first to the interest, balance to principal.

with interest from date at the rate of eight (8%) per centum per annum until paid; interest to be computed and paid monthly ~~monthly~~ and if unpaid when due to bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said Seth W. Scruggs

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said

FIRST PIEDMONT BANK & TRUST CO.

all that tract or lot of land in

Bates Township, Greenville County, State of South Carolina,

being shown as Lot No. 2 on a plat of "Section A, Property of Seth W. Scruggs" by Webb Survey and Mapping Co. dated April 1969, recorded in the RMC Office for Greenville County in Plat Book 4C at page 93, and being further described according to said plat, to wit:

BEGINNING at an iron pin on the northwestern edge of Maple Lane at the joint front corner of Lots No. 1 and 2 and running thence with Lot No. 1 N. 38-43 W. 125 feet to an iron pin; thence N. 55-19 E. 109.1 feet to an iron pin; thence S. 34-31 E. 125 feet to an iron pin on northwestern edge of Maple Lane; thence with said Lane S. 55-29 E. 100 feet to an iron pin being the point of beginning.

This is a portion of that property conveyed to the mortgagor by deed of Mary C. Thomason recorded in the RMC Office for Greenville County in Deed Book 838 at page 105 and further clarified by deed from Mary C. Thomason, formerly Mary C. Scruggs, to the mortgagor and recorded of even date with this mortgage.