

FILED GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

JUN 24 10 42 AM '74  
DONNIE S. TANKERSLEY  
R.H.C.

MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GEORGE . EASTERGARD,

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. T. SCROGGS,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Thousand Five Hundred Dollars and no/100----- Dollars (\$ 2,500.00 ) due and payable

in monthly installments of One Hundred (\$100.00) Dollars per month for twenty-five (25) months.

with interest thereon from no applicable at the rate of per centum per annum, to be paid:

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

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Austin Township, on or near the Old Parkins Mill Road, being the Southeastern corner of the tract conveyed to A. S. Hall by Josephine Andrews by a deed recorded in the RMC Office for Greenville County in Deed Book 238 at page 330, and being all the property owned by said A. S. Hall on the Southeastern side of the road leading from the Highway to the property of Paul Costner, and being designated in the County Auditor's Office on Sheet M 14.1 Block 1 as Lot No. 9.

THIS being the same property conveyed to the Grantor herein by a certain deed recorded in the RMC Office for Greenville County in Deed Book 948, page 163.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter installed, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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 Mortgagee covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully and lawfully to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons who may lawfully claim the same or any part thereof.

BR  
M  
S  
O

4328 RV.2