

DENNIE S. TANNERSLEY
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

State of South Carolina }
COUNTY OF GREENVILLE }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: SETH W. SCRUGGS

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (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

TWENTY-FIVE THOUSAND AND 00/100-----
DOLLARS (\$ 25,000.00), with interest thereon from date at the rate of EIGHT & ONE HALF per centum per annum, said principal and interest to be repaid as therein stated, and

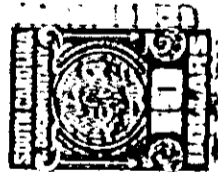
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

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 the 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

known as Lots 4 and 8 on a plat of the property of Mary Coleman Thomason which is recorded in plat book GGG at page 60 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at the western edge of Spring Drive at a point where Sandra Street runs into Spring Drive and running S. 48-20 W., 65 feet to a point on said Spring Drive, which is the joint corner of lots 4 and 8, as shown on said plat; thence along Spring Drive and Robbie Street along the property line of lot 8, S. 57-03 W., 35 feet to a point; thence S. 79-38 W., 30 feet to a point; thence N. 74-30 W., 50 feet to a point; thence N. 48-52 W., 70 feet to a point, which is the joint corner of lots 7 and 8; thence N. 49-48 E., 71 feet to a point, which is the joint corner of lots 3, 4, 7 and 8, according to said plat; thence N. 49-48 E., 71 feet to a point on the southern side of Sandra Street, which is a corner of lots 3 and 4; thence along said Sandra Street, S. 50-00 E., 130 feet to the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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