

FILED
GREENVILLE, S.C.
DEC 6 10 49 AM '84

MORTGAGE

R.H.C. MOLEY
THIS MORTGAGE is made this 5th day of December, 1984, between the Mortgagor, Seth W. Scruggs, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

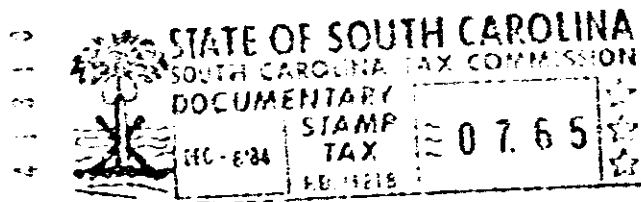
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Five Thousand Four Hundred Eleven & 65/100 (25,411.65) Dollars, which indebtedness is evidenced by Borrower's note dated December 5, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 30, 1989.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of GREENVILLE, State of South Carolina.

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 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.

THIS is a second mortgage and junior in lien to that mortgage executed by Seth W. Scruggs to First Federal Savings and Loan of South Carolina which mortgage is recorded in RMC Office of Greenville County in Book No. 1349 Page 917 Date Sept 30, 75.



which has the address of Rt. 6, Box 58 Travelers Rest
(Street) (City)
South Carolina 29690 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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