

FILED
GREENVILLE CO. S. C.

BOOK 1399 PAGE 599

MORTGAGE

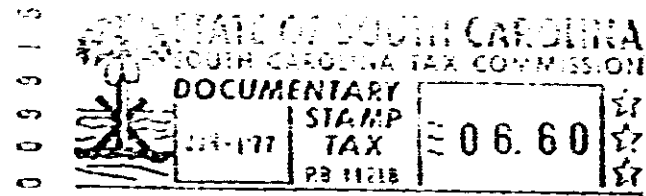
THIS MORTGAGE is made this 31 day of May, 1977, between the Mortgagor, SETH W. SCRUGGS (herein "Borrower"), and the Mortgagee, GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$16,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1977 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1992;

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: being shown as Lot No. 4, containing 1.36 acres, Maple Lane, on plat prepared by Webb Surveying Company entitled "Property of Robert H. Scruggs", dated October 23, 1976, recorded in the RMC Office for Greenville County in Plat Book 6D at Page 87 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the western side of Maple Lane at the joint front corner of Lots No. 3 and 4 (which iron pin is 277.8 feet in a southerly direction from the intersection of Maple Lane and Thomason Square) and running thence with the joint line of said lots, N. 89-05 W., 133 feet to an iron pin; thence N. 36-45 W., 125 feet to an iron pin; thence S. 53-54 W., 102.5 feet to an iron pin; thence S. 34-51 E., 416 feet to an iron pin; thence N. 40-56 E., 165.9 feet to an iron pin on the western side of Maple Lane; thence along said Maple Lane, N. 31-57 W., 87.5 feet to an iron pin; thence still with said Maple Lane, N. 5-20 W., 100 feet to an iron pin at the joint front corner of Lots 3 and 4, being the point of beginning.

This is the same property conveyed to the mortgagor by Deed of Mary C. Thomason, dated May 31, 1977 and recorded in the RMC Office for Greenville County on June 1, 1977 in Deed Book 1057 at page 691.



which has the address of 24 Maple Lane 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 seized 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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