

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Howard Scroggs SEND GREETING:

WHEREAS, I the said Howard Scroggs

in and by my certain promissory note, in writing, of even date with these presents am and truly indebted to

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of  
TWO THOUSAND AND NO/100

(\$ 2,000.00 Dollars, with interest at the rate of (6%) per centum per annum, to be repaid in installments of  
TWENTY AND NO/100 (20.00) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Howard Scroggs

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said Howard Scroggs in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, at and before the signing 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 FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville.

and in Gantt Township, and being known and designated as Lots Nos. 10 and 11, on plat of the property of C. C. Good, as recorded in the R. M. C. office for Greenville County in Plat Book G, page 223, and containing 10.13 acres, more or less, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the C. & G. Railroad right-of-way, at joint corner of Lots 9 and 10, and running thence along the joint line of said lots, S. 76 E. 922 feet crossing the National Highway, to an iron pin; thence S. 22 W. 500 feet to an iron pin, joint rear corner of Tracts 11 and 12; thence along the line of said tracts N. 76 W. 950 feet to an iron pin; on the C. & G. Railroad right-of-way; thence along said right-of-way, in a northeasterly direction, 500 feet to the beginning corner. Being the same property conveyed to me by the Oakvale Land Company by two separate deeds, Part Lot No. 11, by deed dated June 22, 1935, and recorded in Vol. 178, page 77; and the balance of Lot number 11, and all of Lot No. 10, by deed dated Nov. 19, 1937, and recorded in the R. M. C. office for Greenville County in Vol. 194, page 122."

This mortgage is given to refinance purchase money mortgages given to Oakvale Land Co. and to Citizens Lumber Company.

*Handwritten notes:*  
Paid and cancelled  
First Federal Savings and Loan Association  
Paid  
Greenville, S.C.  
April 1942

SATISFIED AND CANCELLED OF RECORD  
DAY OF April 1942  
Ollie J. J. J. J.  
FOR GREENVILLE COUNTY, S. C.  
12:53  
# 4245