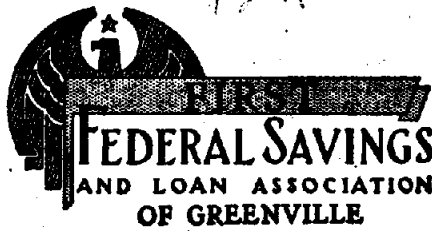


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BOOK 809 PAGE 561



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, John B. Scoggins, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Thirty Thousand and No/100 - - - - - (\$ 30,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of

Three Hundred, Thirty-Three and 08/100 - (\$ 333.08) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal bal-

ances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 10 years after date. The note further provides 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, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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/we, the said mortgagor(s) 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/us the said mortgagor(s) 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, partly within and partly without the City of Greenville, at the southeast corner of the intersection of the Augusta Road and Parkins Mill Road (sometimes referred to as Conestee Road), being triangular in shape, and having, according to a revised plat thereof made on May 3, 1954, by W. J. Riddle, Surveyor, the following metes and bounds, to-wit:

"BEGINNING at an iron pin near the southeast corner of the intersection of said Augusta Road and Parkins Mill Road, and running thence along the northeast side of Augusta Road, S. 18-50 E. 118.4 feet to an iron pin; thence S. 14-13 E. 101.5 feet to an iron pin; thence continuing along the northeast side of the Augusta Road, S. 10-35 E. 99.5 feet; thence continuing along said Augusta Road, S. 6-57 E. 25 feet to an iron pin at the corner of property heretofore conveyed to E. M. Bishop; thence along the line of the E. M. Bishop property, N. 61-49 E. 173.1 feet to an iron pin off set 4.2 feet from the property line; thence N. 42-35 W. 344 feet along Parkins Mill Road to an iron pin near the intersection of said Parkins Mill Road and Augusta Road; thence S. 64-30 W. 7.8 feet to the beginning corner. Included in this description is the proposed right-of-way for widening Parkins Mill Road as shown on said plat; being composed of a portion of the property conveyed to me by Warthen J. Sullivan by deed dated January 8, 1947 and recorded in the R. M. C. office for Greenville County in Vol. 305, at page 246, and a part of the property conveyed to me by W. B. Scoggins by deed dated October 25, 1946 and recorded in the R. M. C. office for Greenville County in Vol. 301, at page 149; less, however, a strip heretofore conveyed to the State Highway Department for the purpose of widening Parkins Mill Road, and also less a lot and adjacent strip conveyed by the mortgagor herein to John D. Spence, Jr. and Charles W. Spence, by deeds recorded in the R. M. C. office for Greenville County in Deed Vol. 596, page 401 and Deed Vol. 628, page 41. The above described property is also subject to an easement for parking purposes contained in the aforesaid deed to John D. Spence, Jr. and Charles W. Spence which is recorded in Deed Vol. 596, page 401.

REVISID 10-1-57 MITCHELL PRINTING CO.

PAID, SATISFIED AND CANCELLED First Federal Savings and Loan Association of Greenville, S. C.

Myrtle R. Hutchison Dec. 28 1962

Witness Jean Varad

ENTERED AND CANCELLED OF RECORD 2 DAY OF March 1962 Allie J. ... R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:14 O'CLOCK N. NO. 21630