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BOOK 1108 PAGE 347

OLLIE F. NEWBORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Leon M. Scroggs and Vivian H. Scroggs ---(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, 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-one Thousand and No/100 -----
DOLLARS (\$ 21,000.00 -----), with interest thereon from date at the rate of Six and Three-fourths per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, November 1, 1993 -----

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 these 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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the northeastern side of Overton Avenue, near the City of Greenville, in the County of Greenville, State of South Carolina and known and designated as Lot No. 3 on a plat of Cedar Vale which plat is recorded in Plat Book 000 at Page 13 in the R.M.C. Office for Greenville County and according to said plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeastern side of Overton Avenue at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2, N. 23-18 E., 171.9 feet to an iron pin; thence S. 67-09 E., 100 feet to an iron pin at the joint rear corner of Lots Nos. 3 and 4; thence with the line of Lot No. 4, S. 23-18 W., 172.7 feet to an iron pin on Overton Avenue; thence with Overton Avenue, N. 66-41 W., 100 feet to the beginning corner.

Carolina Fed. Sav. & Loan Assn. of Greenville
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Plat Book 135 page 1346
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