

SEP 30 1983
DEPT. OF REVENUE

MORTGAGE

Documentary Stamps are figured on
the amount financed: \$ 8129.59.

THIS MORTGAGE is made this 18th day of August 1983, between the Mortgagor, B. J. S. Bascome J. Scoggins (herein "Borrower"), and the Mortgagee, B. J. S. AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eleven Thousand Three Hundred Eighty Nine and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 18, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 18, 1988

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 of lot of land with the building and improvements thereon, lying and being on the Southwesterly side of Alabama Avenue near the City of Greenville, S.C., being shown as lot #101 on the Plat of the Talmer Cordell Subdivision recorded in the RMC Office for Greenville County, S.C., in Plat Book "V", page 198, and having according to said plat the following metes and bounds to-wit:

BEGINNING at an iron pin on the Southwesterly side of Alabama Avenue at a point 63 feet in a Northwesterly direction on the Westerly corner of the intersection of Alabama Avenue and Texas Avenue, joint front corner of lots 100 and 101 and running thence along the line with lot #100 S 29-17 W. 200 feet to an iron pin; thence N 60-43 W 61 feet to an iron pin, joint rear corner of lots 101 and 102; thence along the Southwesterly side of Alabama Avenue S 60-43 E 61 feet to the Point of beginning.

This is part of the same property conveyed to the Grantor by deed recorded in the RMC Office for Greenville County in Deeds 387, page 545 and is subject to the restrictions recorded in Deeds 380, page 132.

This property is conveyed subject to a mortgage given by the grantor to Carl W. Garrison, doing business as Blue Ridge Lumber Co. on October 19, 1949 in the amount of \$4,500.00, said mortgage having been assigned to the Peoples National Bank on December 2, 1949, the mortgage and assignment being recorded in the RMC Office for Greenville County in Mtgs. 439, page 382.

This is that same property conveyed by deed of Talmer Cordell to Bascome J. Scoggins, dated February 21, 1950, recorded February 22, 1950, in volume 403 at page 183 of the RMC Office for Greenville County, S.C.

which has the address of 20 Alabama Avenue Greenville, S.C. 29611
(Street) (City)
..... (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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