VOL 1400 FAGE GOOD

STATE OF SOUTH CAROLINA

FILED

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE (

GREENVILLE CO. S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAR 1 9 37 AH '73

DONNIE S. TANKERSLEY

WHEREAS,

TERRY L. SCRUGGS CAND MARGIE B. SCRUGGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto DORIS HILL

(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

Five Thousand and no/100 -----

Dollars (\$ 5,000.00

) due and payable

in monthly installments of One Hundred Six and 24/100 (\$106.24) Dollars on the first (1st) day of each month and a like amount on the first (1st) day of each and every month thereafter until paid in full;

with interest thereon from date hereof at the rate of Ten (10%) per centum per annum, to be paid: monthly.

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 purposes:

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being on the eastern side of Wendfield Drive, being shown and designated as Lot No. 154 on a plat of Sunny Slopes, Section Two, made by C. O. Riddle, Surveyor, dated Pebruary 8, 1971, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, Page 67, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Wendfield Drive at the joint front corners of Lots No. 154 and 155, and running thence with the common line of said lots, N. 70-50 E., 176.5 feet to a point; thence N. 28-32 W., 40 feet to a point; thence N. 7-51 W., 115 feet to a point at the joint rear corners of Lots No. 153 and 154; thence with the common line of said Lots, S. 49-55 W., 219.2 feet to a point on Wendfield Drive; thence with the eastern side of Wendfield Drive, S. 28-31 E., 75 feet to the point of beginning.

The above-described property is subject to the following exceptions:

- 1. Reservation of a 30-foot front building setback line as shown on the recorded subdivision plat, and a 10-foot drainage easement along the rear lot line.
- All matters which would be revealed by a current survey and visual inspection of the premises.

This Mortgage also covers the following listed items:

Three (3) dressers One (1) G.E. washer Oryo (2) recliners One (1) chair One (1) chest of drawers One (1) Kenmore dryer Two (2) bedside tables One (1) G.E. refrigerator One (1) couch (hide-a-bed) One (1) Admirat color T.V. One (1) dishwasher One (1) stereo Qpe (1) dinette set (oak) One (1) Zenith port. T.V. Two (2) single beds One (1) Admiral port. T.V. One (1) double bed Kwo (2) end tables

Derivation: James H. Davidson, Jr. et al, Deed Book 1072, page 362, recorded June 23, 1978.

of America, said Mortgage being filed for record on the 7th day of May, 1976, in -- Mortgage Book 1366, Page 981, in the R.M.C. Office for Greenville County, South Carolina.

Together with all and singular rights, members, hereditements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be bed therefrom, and including all hearing, plumbing, and lighting fixtures now or hereafter

attached, connected, or fitted thereto in any manner, it being the nationies of the parties hereto that all a ch fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

The HAVE AND TO HOLD, all and singular the said premises into the Mortgagie, its heirs, such as are and assigns, forever.

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The Mortgagor covenants that it is lawfully seized of the premiers horizonable described in one simple absolute, that it has good right and is lawfully authorized to sell, convey or encomber the same, and that the premises are free and on it of all hers and encombrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomspeed lawfully claiming the same or any part thereof.

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