

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

14 of May 1946  
The South Carolina National Bank  
Greenville, S.C.  
By J. L. Webb, Jr. Vice Pres.  
Witness: J. L. Woodside  
Pauline McLaughlin

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Zeneca Poore Scruggs, of Greenville County,

Whereas, I the said Zeneca Poore Scruggs

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The South Carolina National Bank of Charleston, Greenville, S. C.,

in the full and just sum of FOUR THOUSAND, EIGHT HUNDRED AND NO/100 - - - - - Dollars, to be paid

(\$4,800.00) in monthly instalments of FORTY AND NO/100 (\$40.00) DOLLARS each, exclusive of interest, beginning on the 14th day of November, 1946 and continuing thereafter on the 14th day of each and every successive calendar month for a period of five years at the end of which time the entire principal debt is to become due and payable, with privilege of paying any part or all of the principal debt at any time

with interest thereon from date at the rate of five per centum per annum, to be computed and paid monthly

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I, the said Zeneca Poore Scruggs

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The South Carolina National Bank, of Charleston, Greenville, S. C.

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Zeneca Poore Scruggs

14 DAY OF May 1946  
Ollie Farnsworth  
R.M.C. FOR GREENVILLE COUNTY, S. C.  
AT 12 O'CLOCK P.M. NO. 11196

in hand well and truly paid by the said The South Carolina National Bank of Charleston, Greenville, S. C.

at and before 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 The South Carolina National Bank of Charleston, Greenville, S. C., its successors and assigns, forever:-

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 Greenville Township, at the junction of Mission ( or Church) Street with Arthur Avenue, as shown by plat of the property of O. P. Mills, recorded in the R.M.C. Office for Greenville County in Plat Book "F", page 224, and having, according to said plat, the following metes and bounds, to-wit:-

"BEGINNING at an iron pin on the west side of Arthur avenue, rear corner of Lot No. 2, of Block K, and running thence along the rear line of Lots 2, 3, 4, and a part of 5, of Block K, S. 45-27 W. 165.3 feet to an iron pipe in rear line of Lot No. 5; thence along the joint line of Lots 20 and 21, of Block K, S. 44-33 E. 135.3 feet to an iron pin on west side of Arthur Avenue; thence along the west side of Arthur avenue with the curvature of the same 215.7 feet to the point of beginning, a traverse line between said points being: N. 1-53 W. 76.2 feet to an iron pipe; N. 14-07 E. 78.4 feet to an iron pin; N. 4-53 E. 61.1 feet to the beginning corner. Being Lot No. 21, of Block K, and is triangular in shape. This being the same lot conveyed to me by Daniel R. Cain by deed dated the 28th day of July, 1937, and recorded in the R.M.C. Office for Greenville County in Vol. 199, page 267.

It is understood and agreed that this lot is subject to a 2-foot easement along its southern boundary to be used for purposes of a drain pipe.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

WAIVER

I, Carrie T. Poore, the owner and holder of a certain note and mortgage in the sum of \$1,000.00 executed by Zeneca Poore Scruggs to Annie Terry on January 1, 1938 and recorded in the R.M.C. Office for Greenville County in Vol. 271, page 326, and assigned to me by R. W. Poore, executor of the will of Annie Terry, do hereby waive priority of the aforesaid note and mortgage in favor of the within note and mortgage in the sum of \$4800.00 to the South Carolina National Bank of Charleston, Greenville, S. C., this the 14th day of October, 1946.

Joe J. Scruggs  
S. W. Harrison

Carrie Terry Poore (SEAL)

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

PROBATE

Personally appeared before me Joe J. Scruggs and made oath that he saw the within named Carrie T. Poore and did deliver the within written instrument for the use and behoof of the said Carrie T. Poore.