

FILED
GREENVILLE CO. S. C.

BOOK 1286 PAGE 797

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

AUG 3 4 23 PM '73

MORTGAGE OF REAL ESTATE

WITNESSETH THE S. TANKERSLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.H.C.

WHEREAS, SETH W. SCRUGGS

(Hereinafter referred to as Mortgagor) is well and truly indebted unto PEOPLES NATIONAL BANK

(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

FOURTEEN THOUSAND AND NO/100 ----- Dollars (\$14,000.00) due and payable over a period of eight years at the rate of One hundred ninety-seven and 92/100 (\$197.92) per month beginning on September 3, 1973 and continuing thereafter on the third day of each month until paid in full.

with interest thereon from date at the rate of eight per centum per annum, to be paid:

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, in or near the Town of Travelers Rest, being known and designated as Lots Nos. 1 and 5 on a plat of Property of Mary Coleman Thomason dated January 30, 1964 prepared by Terry Dill, Surveyor recorded in Plat Book GGG at page 60 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sandra Street at the joint front corner of Lots 1 and 2 and running thence S. 44-15 W. 155 feet to an iron pin on the edge of Robbie Street at the joint front corner of lots 5 & 6; thence with Robbie Street, S. 41-10 E. 101.6 feet to an iron pin at the intersection of Robbie Street and Maple Lane; thence with Maple Lane N. 52-17 E. 171.0 feet to an iron pin at the intersection of Maple Lane and Sandra Street; thence along the edge of Sandra Street N. 31-45 W. 95.0 feet to an iron pin, being the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incidental or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fastened thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED

4328 (N.V. 2)