

FILED
GREENVILLE S.C.
MAR 11 1 22 PM '83
DONNIE S. LAMBERSLEY
R.M.C.

MORTGAGE

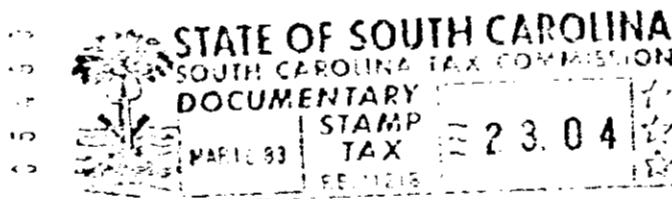
THIS MORTGAGE is made this 10 day of March,
1983, between the Mortgagor, Seth W. Scruggs,
(herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of
the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein
"Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty seven thousand
six hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's
note dated March 10, 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 April 1,
1998.....;

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 piece, parcel or lot of land in the State of South
Carolina, County of Greenville being known and designated as
Lots Nos. 9 and 10 on plat of property of Mary C. Thomason recorded
in the RMC Office for Greenville County in Plat Book GGG at page 76
with reference to said plat for metes and bounds.

THIS is a portion of that property conveyed to the mortgagor
by deed of Mary C. Thomason recorded Jan. 23, 1964 in deed book 740,
page 503.



which has the address of 7, 8, 9 & 10 Sandra Street Travelers Rest,
(Street) (City)

South Carolina (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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