MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, W. Edwin Scruggs, Sr. & Mamie Sue T. Scruggs - - - - - - - - SEND GREETING:

*WHEREAS,* we the said W. Edwin Scruggs, Sr. & Mamie Sue T. Scruggs in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the Citizens Building and Loan Association, Greer, S. C., in the full and just sum of

Thirty-five Hundred & no/100 - - - - - - - - - - - ($3,500.00 ) Dollars,

with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Fifty-six & no/100 - - - - - - - - - - - - - - - - ($56.00 ) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

*KNOW ALL MEN BY THESE PRESENTS,* That we the said W. Edwin Scruggs, Sr. & Mamie Sue T. Scruggs, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said Citizens Building & Loan Association, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three ($3.00) Dollars to our the said mortgagor s in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Citizens Building and Loan Association, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, in the City of Greer, School District #285, on the East side of Poplar Drive (formerly Pelham Road), and having the following courses and distances, as delineated by Plat thereof by H. S. Brockman, February 25, 1953, to wit:-

BEGINNING at iron pin on east side of Poplar Drive, corner of lot formerly sold to and owned by Harley, and runs thence N 80-31 E forty-nine and four-tenths (49.4) feet to stake or pin; thence N 75-54 E two hundred twelve and one-tenth (212.1) feet to iron pin; thence N 14-51 W fifty and two-tenths (50.2) feet to a concrete monument; thence S 77-55 W one hundred twenty-three (123) feet to iron pin at angle; thence N 88 W one hundred twenty (120) feet to eastern edge of said Poplar Drive; thence therewith, S 0-53 W. eighty-six and six-tenths (86.6) feet to the beginning corner; and being a small part of the lot conveyed to Calvin Farmer by W. W. Cannon, and all of the same conveyed to Calvin Farmer by Henry G.& Ruby T. Tucker, less a small portion sold to Harley; the Cannon deed to Calvin Farmer being recorded in Vol. 307, page 369, and the Tucker Deed to Calvin Farmer recorded in Vol. 342, page 10.

This is the same property conveyed to us by Calvin Farmer by deed dated February , 1953, to be recorded in R. M. C. Office for Greenville County.

paid October 17, 1962 Citizens Building and Loan Assn.
Witness: Betty S. Smith Greer, S.C.
W. E. Mallard

27 Jan. 65
Mrs. Mamie
Mrs. F. Smith