

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Robert L. Scroggs

SEND GREETING:

WHEREAS, I the said Robert L. Scroggs

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Three thousand and no/100 (\$3,000.00) 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

Forty seven and 19/100 (\$47.49) 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 I the said Robert L. Scroggs

in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND 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 me the said mortgagor 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, Cleveland Township, being known and designated as Tract No. SEVEN (7) as shown on plat of Sub-division No. 2 of the property of Clara Bates Turner according to survey by Dean C. Edens, May 1950 and having the following metes and bounds, to wit:

BEGINNING at an iron pin Fifteen (15) feet from right of way of Greenville Water Works water line and running thence S. 35-00 E., 380 feet to the center of the Saluda River; thence with the center of said river N. 73-00 E., 57 feet to a point; thence N. 35-00 W., 363 feet to an iron pin fifteen (15) feet from the right of way of Greenville Water Works water line; thence N. 87-00 E., 60 feet to an iron pin, the beginning corner.

Property is conveyed subject to the restrictions and easements contained in deed book 754 page 110, Greenville County R. M. C. Office and this is the same property conveyed to Janelle H. Bates and Mary A. Bates by said deed.

This is the same property conveyed to me by Janelle H. Bates and Mary A. Bates by deed dated July, 1965 to be recorded in the R. M. C. Office for Greenville County.

ALSO: All the certain lot of land situate, lying and being in the County and State aforesaid, on the Northside of the South Saluda River, near Table Rock Reservoir, being shown as Lot No. 8 on a plat of survey of the property of Clara B. Turner, made by Dean C. Edens, Surveyor, May 1950, said plat being recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book PP, at page 160, and having according to said plat, the following metes and bounds, courses and distances, to wit:

BEGINNING in the right-of-way of Greenville City Water Works, at joint corners of Lots 7 and 8, and running with the common line of said lots, S. 35. E. 363 feet to a point in the center of the South Saluda River; thence down said river, S. 70 E. 89 feet to the joint corners of Lots 8 and 9; thence following the common line of Lots 8 and 9, N. 34-15 W. 465 feet to a point in the said Greenville City Water Works right-of-way; thence following said right-of-way- W. 60 feet to the beginning corner of Lots 7 and 8.

*Paid - Aug. 2, 1968
Citizens B. & L. Assoc.
Greer, S.C. W.A. Redlock
Pro. Sec.*

*Witness:
J. Goldstein*

RECORDED AND CANCELLED OF RECORD
6 DAY OF Aug 1968
Ollie Garnsworthy
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:08 P. M. NO. 3086

For Release Part of 8 - See Deed Book 780 Page 178 Deed to Charles D. Brown et al.