

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1211 PAGE 623

Oct 29 4 13 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FARNSWORTH
R. M. C.

WHEREAS, SETH W. SCRUGGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE PEOPLES NATIONAL BANK, GREENVILLE

(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

EIGHT THOUSAND AND NO/100 Dollars (\$ 8000.00) due and payable

over a period of six years in equal monthly installments of \$139.30 with the first payment being due December 1, 1971, with said payments being applied first to interest, balance to principal.

with interest thereon from date at the rate of 7 3/4 per centum per annum, to be paid: monthly

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 being shown as Lot 16 on a plat of property of Seth W. Scruggs by Webb Surveying & Mapping Co., dated October 25, 1971, recorded in the RMC Office for Greenville County in Plat Book 44 at page 111 and being further described according to said plat, to-wit:

BEGINNING at an iron pin on the southern side of Maple Lane (said iron pin being 271 feet, more or less, in a southwesterly direction from Lot No. 17) and running thence S. 40-18 E. 11.2 feet to an iron pin on property now or formerly of Renfrew Mills; thence with the Renfrew Mills property line S. 59-30 W. 240 feet to an old iron pin; thence N. 35-45 W. 115 feet to an iron pin; thence N. 45-15 E. 17 feet to an iron pin on the southwestern edge of Maple Lane; thence with said lane S. 79-00 E. 149.8 feet to an iron pin; thence continuing with the edge of said lane N. 63-22 E. 120.4 feet to an iron pin, being the point of beginning.

This is a portion of that property conveyed to the Grantee by deed of Mary C. Thomason recorded in the RMC Office for Greenville County in Deed Book 849, at page 59, and this deed is given to clarify the description in the above described portion.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident 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 fitted 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 all 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.