

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, SETH W. SCRUGGS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANKERS TRUST, N.A.

(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 SIX THOUSAND AND NO/100

Dollars, \$ 6,000.00; due and payable at the rate of Ninety Six and 54/100 (\$96.54) Dollars per month with the first payment being due April 28, 1974 and continuing on the 28th day of each month thereafter until paid in full.

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

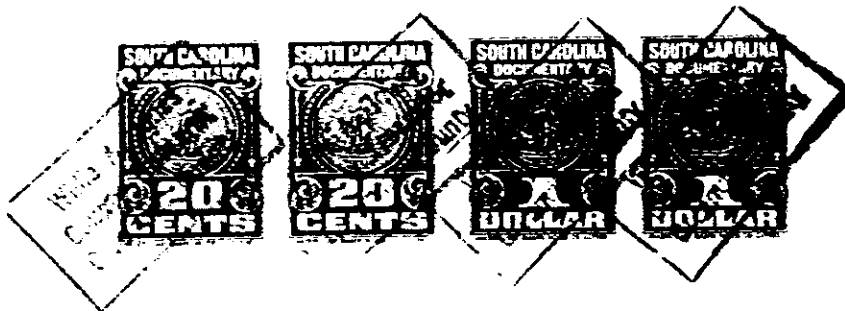
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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 Bates Township, near Travelers Rest, South Carolina, being known and designated as Lot No. 11 on a plat by Terry T. Dill, Surveyor, dated March 2, 1964 and recorded in the RMC Office for Greenville County in Plat Book GGG at page 76 and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeastern side of Sandra Street at the joint front corner of Lots 10 and 11 and running thence along Sandra Street, S. 44-36 E., 85 feet to an iron pin; thence around the corner of the intersection of Sandra Street and Spring Park Drive, S. 68-50 E., 40 feet and N. 80-25 E., 63.8 feet to an iron pin on the northwestern corner of Spring Park Drive; thence along the rear property line of Lot No. 11, N. 35-30 W., 145 feet to an iron pin at the joint rear corner of Lots 10 and 11; thence along the joint line of Lots 10 and 11, S. 54-30 W., 93 feet to an iron pin on the northeastern side of Sandra Street, the point of beginning.

This is the same property conveyed to the mortgagor by deed of Mary C. Thomason dated January 22, 1964 and recorded in the RMC Office for Greenville County in Deed Book 740 at page 503.



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.

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