

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGEE'S ADDRESS:
5622 Gulf of Mexico Dr.
Holmes Beach, Fla. 33510

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN: \$00.1555 PAGE 916

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WHEREAS, WOODHENRY WANKERSLEY SCOGGINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto NANETTE K. SCOGGINS

(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 Fifty Four Thousand and 00/100-----
(\$54,000.00)-----Dollars (\$54,000.00) due and payable

as in accordance with the terms and conditions stated in note executed even date.

~~XXXXXXXXXXXXXXXXXXXX~~ rate of ten 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:

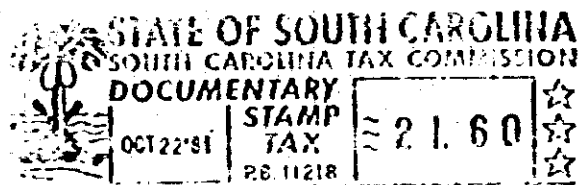
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 159 on plat of Traxler Park, made by R. E. Dalton, Engineer, recorded in the RMC Office for Greenville County, S.C., in Plat Book F, at pages 114 and 115, and having according to said plat and a recent survey thereof made by R. E. Dalton, October 8, 1938, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Byrd Boulevard, joint corner of Lots Nos. 159 and 160, said pin also being 404.7 feet to an Easterly direction from the Southeast corner of the intersection of Augusta Road and Byrd Boulevard, and running thence with the South side of Byrd Boulevard, S. 73-22 E., 75 feet to an iron pin, joint corner of Lots Nos. 158 and 159; thence with the line of Lot No. 158, S. 20-51 W., 234.6 feet to an iron pin; thence with the line of Lot No. 103, N. 54-08 W., 60 feet to an iron pin; thence with the line of Lot No. 160, N. 16-14 E., 213 feet to an iron pin on the South side of Byrd Boulevard, the beginning corner.

This being the same property conveyed to the mortgagor herein by deed Of Nanette K. Scoggins, dated October 16, 1981, recorded October 1981 in Deed Book 1157, at Page 184 in the RMC Office for Greenville County, S.C.

We have not examined the Courthouse records nor is this title certified.

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Together with all and singular rights, members, herditaments, 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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