

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S. C. MORTGAGE OF REAL ESTATE

1570 496

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. S. SLEAY

WHEREAS, I, Bascome J. Scoggins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(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 Eighty-Five and 20/100 - - - - Dollars (\$6,085.20) due and payable in sixty (60) equal monthly installments of One Hundred One Dollars and Forty-Two (\$101.42) Cents each, commencing on the 15th day of June, 1982, and continuing on the 15th day of each and every month thereafter until paid in full,

with interest thereon ~~from~~ after maturity at the rate of 10 per centum per annum, to be paid: after maturity

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, on the Southwesterly side of Alabama Avenue near the City of Greenville, South Carolina, being shown as Lot No. 101 on the Plat of Talmer Cordell Subdivision recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book "V" at Page 198, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Alabama Avenue at a point 63 feet in a Northwesterly direction of the Westerly corner of the intersection of Alabama Avenue and Texas Avenue, joint front corner of Lots Nos. 100 and 101, and running thence along the line with Lot No. 100, S. 29-17 W. 200 feet to an iron pin; thence N. 60-43 W. 61 feet to an iron pin, joint rear corner of Lots Nos. 101 and 102; thence along the line with Lot No. 102 N. 29-17 E. 200 feet to an iron pin on the Southwesterly side of Alabama Avenue; thence along the Southwesterly side of Alabama Avenue S. 60-43 E. 61 feet to the point of beginning.

This is the same property conveyed to the mortgagor, Bascome J. Scoggins by deed from Talmer Cordell, which is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 403, at Page 183, on February 22nd, 1950.

DOCUMENTARY STAMP

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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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