

FILED
GREENVILLE CO. S. C.

JAN 7 3 56 PM '83

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 6th day of January, 1983, between the Mortgagor, Seth W. Scruqqs, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty two thousand five hundred and 00/100 (22,500)-- Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1988.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

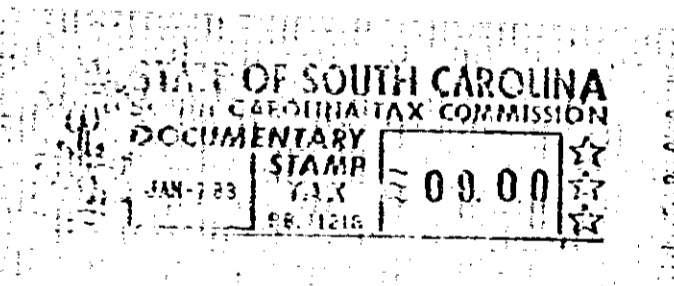
All that tract of land in Pates Township, Greenville County, State of South Carolina, being shown as lot 16.17 on a plat of property of Seth W. Scruqqs by Webb Surveying and Mapping Company, dated October, 1976, and being further described according to said plat, to wit:

BEGINNING at an iron pin on the Western edge of MAPLE LANE at the joint front corner of lot 4, S40-56W, 165.9 feet to an iron pin; thence S 34-51E 109.6 feet to an iron pin; thence N59-30E 150.6 feet to an iron pin; then with the line of lot 16.12 N35-45W 115 feet to an iron pin; thence with the line of Lot 16.12 N 45-15 E 17 feet to the edge of Maple Lane; thence along Maple Lane N40-30W 44.1 feet to an iron pin; being the point of beginning.

DERIVATION: See deed of Mary C. Becknell, formerly Mary C. Thomason, dated October 1, 1980 recorded in R.M.C. Office for Greenville County in Deed Book 1134, Page 618.

This is a second mortgage and junior in lien to none.

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which has the address of Rcute 6, Travelers Rest, S. C. (City)
29690 (27 Maple Lane) (State and Zip Code) (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

