

5:00 P.M.

BOOK 1246 PAGE 397

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: William A. Scogin and

Marcelle M. Scogin (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Twenty-Five Thousand and No/100-----

DOLLARS (\$ 25,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable,

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Roper Mountain Road, being shown as a portion of Tracts 3 and 4 on a plat entitled Property of Virginia B. Mann prepared by C. O. Riddle, dated November 6, 1970, and having the following metes and bounds, to-wit:

Beginning at a point in the center of Roper Mountain Road, said point being 1,050.5 feet west of the common corner of Property of Virginia B. Mann and that now or formerly of Lloyd Smith, and running S. 37-23 W. 860.9 feet to an iron pin; thence S. 71-44 E. 305 feet to a point; thence N. 37-20 E. 849.7 feet to a point in the center of Roper Mountain Road; thence with the center line of Roper Mountain Road N. 72-10 W. 100 feet to a point in the center of Roper Mountain Road; thence continuing with the center line of Roper Mountain Road N. 70-20 W. 100 feet to a point; thence continuing with the center line of Roper Mountain Road N. 66-49 W. 100 feet to the point of beginning, and containing 5.62 acres, more or less.