-1.32 -112

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

HAR 16 9 45 AH '75

DONNIE S. TANKERSLEY

R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ROBERT H. SCRUGGS

(bereinafter referred to as Mortgagor) is well and truly in lebted unto BANKERS TRUST OF SOUTH CAROLINA

(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

- - Four Thousand Seven Hundred Ninety and 40/100ths

Dollars (\$4,790.40

) due and payable

in forty-eight (48) monthly installments in the amount of Ninety-Nine and 80/100ths Dollars (\$99.80) each, commencing on April 10, 1976 and continuing on the same day of each month thereafter until paid in full.

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 included to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, City of Greenville, known as 400 and 402 Queen Street, and being shown and designated as Lots Nos. 17 and 18 on a plat of property of E. W. Carpenter known as LINCOLN HEIGHTS made by P. S. Butler, Surveyor, dated April 28, 1910, and recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book A, Page 403, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern side of Queen Street at the joint front corners of Lots Nos. 16 and 17, and running thence S. 62 E. 80 feet to an iron pin; thence along the line of Lot No. 19 S. 28-1/2 W. 76 feet to an iron pin on Rochester Alley; thence along the northern side of Rochester Alley, N. 62 W. 80 feet to an iron pin on the intersection of said alley with Queen Street; thence along the southeastern side of Queen Street, N. 28-1/2 E. 76 feet to an iron pin, the beginning corner.













Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 RV.25