

FILED
SOUTH CAROLINA
MORTGAGE

BOOK 1509 PAGE 281

THIS MORTGAGE is made this 15th day of July, 19 80,
between the Mortgagor, SETH W. SCRUGGS
(herein "Borrower"), and the Mortgagee, GREER FEDERAL
SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH
CAROLINA, whose address is 107 Church Street, Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of TWENTY FIVE THOUSAND AND
NO/100 (\$25,000.00) Dollars, which indebtedness is
evidenced by Borrower's note dated July 31, 1980 (herein "Note"), providing for monthly install-
ments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on
August 1, 1990;

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 piece, parcel or lot of land in the State of South Carolina, County of
Greenville, in or near the Town of Travelers Rest, being shown as Lot No. 17 on
a plat of property of Seth W. Scruggs, prepared by Webb Surveying & Mapping Co.,
dated October 25, 1971 and recorded in the R.M.C. Office for Greenville County
in Plat Book 4-L at Page 111 and being further described according to said plat,
to-wit:

BEGINNING at an iron pin at the intersection of Robbie Street and Maple Lane
and running thence S. 41-00 E. 180 feet to an iron pin on property line now
or formerly of Renfrew Mills and running thence with said Renfrew Mills property
line S. 59-30 W. 193.3 feet to an iron pin; thence N. 45-10 W. 19.6 feet
to an iron pin on the eastern edge of Maple Lane; thence with the eastern
edge of Maple Lane N. 15-41 E. 229.5 feet to an iron pin at the intersection
of Robbie Street and Maple Lane being the point of BEGINNING.

This is a portion of that property conveyed to mortgagor by deed of Mary C.
Thomason, formerly Mary C. Scruggs, dated October 29, 1971 and recorded
November 2, 1971 in Deed Book 929 at Page 7, R.M.C. Office for Greenville County,
S.C.

which has the address of R#6 Maple Lane Travelers Rest
South Carolina (Street) (City)
(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 improve-
ments 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 seised 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.

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