

MORTGAGE - INDIVIDUAL FORM -

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

JOHN M. BILLARD, P.A., GREENVILLE, S. C.

BOOK 1370 PAGE 786
JUN 21 2 46 PM '76DONNIE S. TANKERSL MORTGAGE OF REAL ESTATE
R.H.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, MARTHA T. Scruggs

(hereinafter referred to as Mortgagor) is well and truly indebted unto Doris D. Baker

(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 Sixteen Thousand and No/100 ----- (\$16,000.00)

Dollars (\$) due and payable

as setforth in the note which is incorporated herein by reference

~~with~~

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 piece, parcel or lot of land, containing 2.51 acres, more or less, situate, lying and being on Dixie Circle, in Gantt Township, Greenville County, South Carolina, having according to a survey made by John C. Smith, dated May 6, 1975, the following metes and bounds, to-wit:

BEGINNING at a stone (old corner) at the northwest corner of the tract herein conveyed and property now or formerly owned by Holbrook and running thence with Holbrook line, N. 55-16 E., 275 feet to an iron pin at the corner of Peden and J. Alvin McWhite; thence running S. 26-45 E., 472.5 feet to a nail and cap on Dixie Circle; thence with Dixie Circle, S. 79-00 W., 261.9 feet to a nail and cap; thence leaving Dixie Circle and running N. 29-56 W., 364.3 feet to the point of BEGINNING.

ALSO: One (1) 1971 Bonanza mobile home, serial \$1500-782, model #GAWT2LDB.

The undersigned mortgagor reserves the right to have released from the lien of this mortgage the above described trailer upon payment to the mortgagee of the sum of \$4,000.00.



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.

The Mortgagor further covenants and agrees as follows:

- (1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.