

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R. J. Watkins

Greenville, S. C.

WHEREAS, the Mortgagor is well and truly indebted unto Aiken Loan & Security Company,

organized and existing under the laws of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference in the principal sum of **Forty-Nine Hundred & No/100** Dollars (\$ **4,900.00** ), with interest from date of the rate of **4 1/2** % per annum until paid, said principal and interest being payable at the office of **Aiken Loan & Security Company**, in **Florence, South Carolina**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Twenty-Seven & 24/100** Dollars (\$ **27.24** ), commencing on the first day of **December**, 1940, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **November** 19 **65**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land, with the buildings and improvements thereon, situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 205 of Traxler Park, as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at pages 114 and 115, and having, according to said plat and a more recent survey entitled "Property of R. J. Watkins", made by R. E. Dalton, Engineer, September, 1940, the following metes and bounds, to-wit:

BEGINNING at a stake on the North side of Woodvale Avenue, joint corner of Lots No. 204 and 205, which stake is 559.9 feet in a Westerly direction from the Northwest intersection of Woodvale Avenue and Rock Creek Drive, and running thence with the North side of Woodvale Avenue, S. 50-27 W. 72.2 feet to a stake, joint corner of Lots No. 205 and 206; thence with the joint line of said lots, N. 25-23 W. 157.9 feet to a fence post, joint rear corner of Lots No. 205 and 206; thence with the line of Lot No. 193, N. 57-29 E. 70.56 feet to a stake, joint rear corner of Lots No. 204 and 205; thence with the joint line of said lots, S. 25-23 E. 148.9 feet to the beginning corner.

Being the same lot of land conveyed to the mortgagor hereby by Susan Ryder Savage by deed dated April 5, 1939, and recorded in the R. M. C. Office for Greenville County S. C., in Deed Book 208, at page 415.

STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE

## A S S I G N M E N T

For value received, The undersigned does hereby transfer and assign unto United Life & Accident Insurance Co., or its order, without recourse, that certain mortgage, and the note thereby secured, made and executed by R. J. Watkins dated 29th day of July, 1940 and duly recorded in Book 295 Page 8 in the office of the Clerk of Court for said County and State.

This the 2nd day of January, 1941.

In the presence of:

Mary Lee Robbins

Aiken Loan & Security Company

Mabel Walters

By: J. B. Aiken, Jr., Secretary

STATE OF SOUTH CAROLINA  
COUNTY OF FLORENCE

PERSONALLY appeared before me Mary Lee Robbins who, being duly sworn, says that she saw Aiken Loan & Security Company, by J. B. Aiken, Jr., Secretary, sign, seal and execute and, as its act and deed, deliver, the foregoing assignment for the uses and purposes therein mentioned, and that she with Mabel Walters witnessed the due execution and delivery thereof. Sworn to and subscribed before me this the 2nd day of January, 1941.

Mabel Walters

Mary Lee Robbins

Notary Public in and for South Carolina

(SEAL) My Commission expires at the pleasure of the Governor

Assignment Recorded January 20th, 1941, at 9 A. M. #880

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

*For satisfaction see Book 869 Page 86*  
*RECORDED AND INDEXED IN THE CLERK OF COURT'S OFFICE OF RECORDS, GREENVILLE COUNTY, S. C. 1961*  
*Sept 29 1961*  
*2993*