

MORTGAGE OF REAL ESTATE—Prepared by F. Bradley Mack, Jr., Attorney at Law, Greenville, S. C.

AUG 14 5 08 PM 1953

The State of South Carolina,

GILLIE FARNSWORTH
R. M. C.

County of GREENVILLE

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, we, the said E. P. Watkins and Evelyn Watkins hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, are well and truly indebted to J. E. Williams and I. H. Philpot

hereinafter called the mortgagee(s), in the full and just sum of Three Hundred and No/100 - - - - - DOLLARS (\$ 300.00), to be paid

Due and payable Twenty-Five and No/100 (\$25.00) Dollars on the first day of each and every month until paid in full, with the first payment commencing August 1, 1953 .

, with interest thereon from date at the rate of Six (6%) percentum per annum, to be computed and paid

monthly until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said J. E. Williams and I. H. Philpot, Individually, their Heirs and Assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as all of Lot 6 on plat of property of Berea Realty Company, prepared by John C. and J. Coke Smith, Reg. L. S. in March 1952, which plat is recorded in the R. M. C. Office for Greenville County, S. C. in Plat Book BB, at Page 37, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of an unnamed 25-foot street at joint front corner of Lots 5 & 6, as shown on said plat; thence in a northwesterly direction along the line of Lot 5, 160 feet to an iron pin in the rear line of Lot 14; thence S. 57-05 W. 77 feet to an iron pin in rear line of Lot 13; thence with the line of Lot 7, in a southeasterly direction 160 feet to an iron pin on the north side of said unnamed 25-foot street; thence along said street, N. 57-05 E. 69.75 feet to point of beginning.

Subject to the restrictive covenants relating to this property which are of record in said R. M. C. Office.

2-18-54 Paid + Satisfied in full

J. E. Williams
I. H. Philpot