MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Ervin M. Watson - - - - - SEND GREETING:

WHEREAS, I the said Ervin M. Watson

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the Citizens Building and Loan Association, Greer, S. C., in the full and just sum of Forty-eight Hundred & no/100 - - - - ($ 4800.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Seventy-six & 80/100 - - - - - ($ 76.80) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Ervin M. Watson , in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said Citizens Building & Loan Association, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three ($3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Citizens Building and Loan Association, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, School District 285, within the City of Greer, on the west side of Line Street Extension, and being shown and described as lot No. 9 and a portion of lot no. 10 on a plat of property prepared for Fay Green Groce by H. S. Brockman, Surveyor, September 1, 1953, recorded in Plat Book DD page 98 (see also a plat of property prepared for the J. P. Green Estate by M. O. Owens, Surveyor, January 10, 1935, and recorded in Plat Book FF at page 231) and having the following courses and distances to wit:-

BEGINNING on an iron pin on the Western edge of Line Street Extension, joint corner lots Nos. 8 and 9 and running thence with the Western edge of said Street, N 35-14 E 60 feet to a stake, joint front corner lots nos. 9 and 10; thence c ntinuing with the same course, 15 feet to an iron pin on line of lot no. 10, new corner; thence a new line N 61-09 W 160.9 feet to an iron pin on the East bank of a small branch; thenceS 8-53 W 76 feet to an iron pin on the West bank of said branch, joint rear corner lots nos. 8 and 9; thence as dividing line between said lots, S 59-51 E. 117.8 feet to the point of beginning.

This is the same property conveyed to me by Robert Lee Frady by deed dated November 1954 to be recorded in R. M. C. Office for Greenville County.