First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES N. WATSON AND EUGENIA C. WATSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Two Thousand Four Hundred and No/100ths---------- DOLLARS ($ 2,400.00), with interest thereon from date at the rate of six---------- per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, May 1, 1964

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in Austin Township, Greenville County, State of South Carolina, just East of the Town of Mauldin, being known and designated as Lot No. 13 as shown on a plat prepared by C.C. Jones & Associates, dated April, 1955, entitled "Property of T.J. Garrett and G.S. Garrett", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book Y at page 92, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Sunrise Drive at the joint front corner of Lot No. 13 and property now or formerly of Champion, and running thence with the said Champion property N. 11-42 W. 209.8 feet to an iron pin in the line of Lot No. 4; thence with the lines of Lots Nos. 4 and 5 N. 84-13 E. 100.55 feet to an iron pin at the joint rear corner of Lots Nos. 12 and 13; thence with the line of Lot No. 12 S. 11-42 E. 199.4 feet to an iron pin on the Northern side of Sunrise Drive; thence with the Northern side of Sunrise Drive S. 78-18 W. 100 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of T.J. Garrett and G.S. Garrett, dated May 13, 1955, and recorded in the R.M.C Office for Greenville County, South Carolina, in Deed Book 525 at page 410.

PAID, SATISFIED AND CANCELLED
Carolina Federal Savings and Loan Association
of Greenville, S. C.
Witness: [illegible]
[illegible] 1963

Witness: [illegible]
[illegible] 1963