

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS we, Bobby L. Watson and Ruth T. Watson,

hereinafter referred to as Mortgagor, is well and truly indebted unto C. H. Stevens, as Trustee, his Successors and Assigns forever:

hereinafter referred to as Mortgagee, as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Sixteen Hundred Seventy and 46/100-----

Dollars (\$ 1670. 46) due and payable

Sixty (\$60.00) Dollars on the 2nd day of each month, commencing September 2, 1962; payments to be applied first to interest, balance to principal, with the privilege to anticipate payment of part or all at any time

with interest thereon from date at the rate of six per centum per annum, to be paid monthly

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 signing 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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

All that piece, parcel or lot of land situate, lying and being in Butler Township, Greenville County, State of South Carolina, containing 3.3 acres, more or less, and being known and designated as Lot No. 25 of Rolling Green Real Estate Co. as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "XX", at Page 33 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Rolling Green Circle at the joint front corner of Lots Nos. 24 and 25 and running thence along the joint line of said lots, S. 8 W. 504 feet to an iron pin; thence S. 85-00 E. 370 feet to an iron pin; thence along the joint line of Lots Nos. 25 and 26, N. 3 E. 285 feet to an iron pin; thence along the southern side of Rolling Green Circle, N. 52 W. 401 feet to the point of beginning.

The above described property is the same conveyed to us by the mortgagees herein, and this mortgage is given to secure payment of a portion of the purchase price, but is junior to a mortgage heretofore given by the mortgagors herein to Fidelity Federal Savings & Loan Association.

Together with all and singular rights, members, incidents, 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 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.

*paid in full, satisfied and cancelled this
18th day of February, 1965*

Witness: C. H. Stevens
Bobby L. Watson
Ruth T. Watson

*May 65
Alta Larshwood
Nov a. 31013*