

1965 No. 124

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State of South Carolina

MORTGAGE ON REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern

We, Robert L. Watkins, Jr., and Emma A. Watkins, of Greenville County,

WITNESSES, Upon the foregoing instrument by in and by me (the mortgagor) made, in pursuance of some debt with these presents signed and truly attested by FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, INC.

THEY, in the full and just sum of Eighty Two and 29/100 Dollars (or for like amount which may be made hereafter to the order of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by subsequent promissory note or notes as

ordered hereby), said note to be repaid with interest at the rate specified therein in the schedule of

Eighty Two and 29/100 Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum with interest has been paid, such monthly payments to be applied first to the payment of interest, unexpired portion of the unpaid principal balance, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 12 years after date. The said holder provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days or failure to comply with any of the By-Laws of said Association, or any of the regulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and enforce this mortgage; said note together proceeds for ten (10%) per centum attorney's fee holds all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage) as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as a portion of Lots 1 and 2, Block F of property of Chapin Springs Land Company recorded in the R. M. C. Office for Greenville County in Plat Book E, at page 41, and as is more fully shown on a plat of property of Robert L. Watkins prepared by Carolina Engineering and Surveying Company on March 15, 1962, revised September 15, 1962, recorded in the R. M. C. Office for Greenville County in Plat Book XX, at page 77 and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Pearl Avenue, which iron pin is located N. 84-44 E. 96 feet from the intersection of said Pearl Avenue and Houston Street and running thence along the southern side of said Pearl Avenue, N. 88-44 E. 8.2 feet to an iron pin; thence continuing still along the southern side of said Pearl Avenue, N. 80-39 E. 54.8 feet to an iron pin in the line of Lot 3; running thence along the line of Lot 3, S. 2-0 E. 63 feet to an iron pin; thence continuing S. 2-0 E. 55 feet to an iron pin at the joint corner of Lots 2, 3 and 18 of Chapin Springs Land Company property; thence along the rear line of Lot 18 and along the line of Lot 21, S. 88-0 W. 62.5 feet to an iron pin in the side line of Lot 21; thence along a line running through Lots 2 and 1, N. 1-56 W. 55.1 feet; thence continuing N. 1-56 W. 56.2 feet to the point of beginning; being a portion of the same property conveyed to us by R. E. Houston, Jr., et al. by deed dated March 15, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 694, at page 413 and also by the deed of Katie C. Clardy recorded in Deed Vol. 708, at page 63."

REVISED 10-1-57

Robert M. Bolding
Sally...
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Sept. 58
Ellie Farnsworth
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