

DEC 21 3 13 PM 1964

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 489

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Clem B. and Juanita Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Finance Corp.
100 E. North St.
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 One Thousand Six Hundred Eighty Dollars and no/100.
Dollars (\$ 1680.00) due and payable

Twenty Four Monthly Installments at Seventy Dollars each. (24 X \$70.00)

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

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 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 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 Greenville, containing two and 72/100 acres, more or less and having the following metes and bounds:

BEGINNING at an iron pin corner on Whitwire Line and Delmer Scott land and running; thence S. 33-47 E. 399 feet to an iron pin, corner of lands of Scott, Boy Acouts of America and Scalf land line; thence S. 58-15 W. 200 feet to an iron pin on A. L. Glazener line; thence N. 38-00 W. 172.5 feet to an iron pin; thence S. 53-53 W. 133 feet to an iron pin; thence N. 42-45 W. 225 feet to an iron pin on Whitwire Line; thence N. 56-35 E. 369 feet to the beginning corner.

This lot of land is part of the same conveyed to C. B. Watkins by Clarence Layton, Jr. deed recorded in R. M. C. Office, Vol. 421, Page 110, and Lot 3 of property of C. B. Watkins.

Together with all and singular rights, members, herditaments, 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 is 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 October 12, 1965.
Community Finance Corp.
By: M.A. Willingham (Co. Mgr.)
Witness: Cheryl Dickson*

SATISFIED AND CANCELLED OF RECORD

15 DAY OF October 1965

Ollie Farnsworth
R.M.C. FOR GREENVILLE COUNTY, S. C.

AT 1:31 O'CLOCK P. M. NO. 11765