

FILED
GREENVILLE CO. S. C.
APR 15 12 24 PM 1968
CLERK OF COURTS
R. W. B.



State of South Carolina }
COUNTY OF GREENVILLE } MORTGAGE OF REAL ESTATE
To All Whom These Presents May Concern:

We, Robert L. Watkins, Jr. and Tamara A. Watkins, of Greenville County,
(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Ten Thousand and No/100----- (\$10,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Eighty-Eight and 50/100----- (\$ 88.50)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville on Biltmore Avenue, being known and designated as a portion of Lot No. 5 as shown on a plat of the property of Roy J. Meaders prepared by Piedmont Engineering Service, July 24, 1954, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of Biltmore Avenue, joint front corner of Lots Nos. 4 and 5, and running thence along the line of Lot No. 4 and continuing along the line of Lot No. 2, N. 83-13 W. 167.4 feet to an iron pin at the corner of a lot heretofore conveyed by Willard G. Wade, et al. to the mortgagors; thence along the line of said lot, S. 10-59 W. 56.8 feet to an iron pin; thence along the joint line of Lots Nos. 5 and 6, S. 80-24 E. 169.1 feet to an iron pin on the western side of Biltmore Avenue; thence along the western side of Biltmore Avenue, N. 9-10 E. 65 feet to the beginning corner ; being the same conveyed to us by Willard G. Wade and Barbara H. Wade by deed dated April 15 , 1968, to be recorded herewith.

SEARCHED AND CANCELLED OF RECORD
DAY OF _____ 1968
CLERK OF COURTS
GREENVILLE COUNTY, S. C.
CLOCK P. M. NO. _____

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK _____