

FILED
GREENVILLE, S. C.
APR 30 11 41 AM '69
OLLIE FARNSWORTH
R. M. C.

BOOK 1124 PAGE 310

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

PAUL G. WATSON AND PATRICIA G. WATSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND TRUST COMPANY (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

NINE THOUSAND AND NO/100 DOLLARS (\$ 9,000.00),
due and payable on demand

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

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,

ALL that certain piece, parcel or lot of land in Grova Township, County of Greenville, State of South Carolina, lying on the west side of the Old Pelzer Road and having the following courses and distances according to survey and plat made by John C. Smith, Surveyor, October, 1967:

BEGINNING at an iron pin, the northwestern corner of the within described tract of land Bessie Mahaffey line and running thence along Mahaffey line N. 66-18 E. 641.8 feet to iron pin; thence along Dexter Bennett line S. 22-05 E. 339 feet to point in center of Piedmont and Pelzer road; thence along center of road S. 19-22 W. 171.9', S. 26-51 W. 100', S. 31-51 W. 100' to point in center of said road; thence along H. H. Garrison line N. 72-50 W. 458 feet to iron pin, still with Garrison N. 25-39 W. 286.8 feet to beginning corner. Bounded on the North by Mrs. Bessie Mahaffey, on the East by Dexter Bennett and on the South by Piedmont and Pelzer Road and H. H. Garrison and on the West by H. H. Garrison. Containing 6.54 acres more or less and being the remainder of that certain tract of land conveyed to L. C. Pressley by deed of S. M. Jones, recorded in the R. M. C. Office in Greenville County in Vol. 184, at Page 403. Two lots having been conveyed out of the original tract, and being that tract of land conveyed to Julia Pressley by the deed of L. C. Pressley recorded in Deed Book 619, at Page 219, and the same to the Mortgagors by deed recorded in Deed Book 832, at Page 498.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.