

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 6 3 13 PM '69 MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH ALL WHOM THESE PRESENTS MAY CONCERN,
R. M. C.

WHEREAS, Alvin F. Watson and Evelyn W. Watson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company,

dated December 26, 1967,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of ~~December 26, 1967~~, the terms of which are incorporated herein by reference, in the sum of -----

Forty Thousand and No/100----- Dollars (\$ 40,000.00) due and payable \$770.00 per month,

with interest thereon from Dec. 26, 1967 at the rate of 6-3/4 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 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, lying on the southeastern side of Bradley Boulevard, at the intersection of Bradley Boulevard and Beverly Lane, and being known as Lot 41 on a plat of University Park as recorded in the R.M.C. Office for Greenville County, in Plat Book "P" at Page 127 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 41 and 42 on Bradley Boulevard and running thence S37-34W 175 feet to a point; thence S52-26W 75 feet to a point on Beverly Lane; thence N37-34W 175 feet to a point at the intersection of Beverly Lane and Bradley Boulevard; thence N52-26W 75 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage held by G. Douglas Wilson & Co., dated October 5, 1950, in the original amount of \$8,200.00, recorded in the R.M.C. Office for Greenville County, in Mortgage Book 477 at Page 481.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.