

MORTGAGE OF REAL ESTATE
GREENVILLE, S. C.
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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

WHEREAS, **JESSE LAHAR WATTS & PATRICIA C. WATTS**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **THE PEOPLES NATIONAL BANK, GREENVILLE, SOUTH CAROLINA**

(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
Twenty-One Thousand and No/100ths Dollars (\$21,000.00) due and payable

in monthly installments of \$175.66, commencing on March 5, 1971 and to continue each and every month thereafter until paid in full. Payments to be applied first to interest and then to principal,

with interest thereon from date at the rate of **8%** 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, in Chick Springs Township, being known and designated as Lot No. 2 of an addition to Sheffield Forest as shown on a plat thereof prepared by Piedmont Engineers and Architects dated May, 1965, and recorded in the R.M.C. Office for Greenville County in Plat Book III, at page 122, and having, according to the said plat, the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the western side of Pine Branch Drive at the joint front corner of Lot Nos. 1 and 2 and running thence along the joint line of said Lots, N. 81 W. 140 feet to an iron pin on the rear line of Lot No. 51; thence along the rear lines of Lot Nos. 51 and 52, N. 9 E. 120 feet to an iron pin at the rear corner of Lot No. 3; thence along the line of that Lot, S. 81 E. 140 feet to an iron pin on the western edge of Pine Branch Drive; thence along the western edge of Pine Branch Drive, S. 9 W. 120 feet to an iron pin, the point of beginning.

Being the same property conveyed to the Mortgagors herein by Deed of C. S. Willingham, said Deed being dated July 12, 1967 and recorded in the R.M.C. Office for Greenville County in Deed Book 823, at page 534.

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.