

FEB 24 1 55 PM '71
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
OLLIE HARNSWORTH
H. C.

BOOK 1181 PAGE 551

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert L. Watkins, Jr. and Tamara A. Watkins, of Greenville County, (hereinafter referred to as Mortgagor) is well and truly indebted unto The Citizens & Southern National Bank of South Carolina, 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 Six Thousand and No/100-----Dollars (\$ 6,000.00) due and payable

'Due and payable on demand

with interest thereon from date at the rate of eight (8%) per centum per annum, to be paid: quarterly, the first interest payment due April 14, 1971.

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, within the corporate limits of the City of Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by Carolina Engineering & Surveying Co., July 13, 1970, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running thence along the eastern edge of the right-of-way of Church Street, N. 25-13 E. 371.4 feet to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with the intersection of said Church Street and Pearl Avenue, N. 68-21 E. 36.6 feet to an iron pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue, S. 68-50 E. 207.5 feet to an iron pin; thence continuing with the southern side of Pearl Avenue, N. 80-39 E. 54.8 feet to an iron pin; running thence S. 2-0 E. 268 feet to an iron pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue, S. 88-0 E. 449.5 feet to the point of beginning."

This mortgage is equal in lien to the mortgage given by Robert L. Watkins, Jr. and Tamara A. Watkins to The Citizens & Southern National Bank of South Carolina, Greenville, S. C. in the original sum of \$ 183,000.00, recorded in the R. M. C. Office for Greenville County in Mortgage Book 1160, Page 523.

Together with all and singular rights, members, hereditaments, 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 AND FULLY SATISFIED
THIS THE 16 DAY OF June 1971
THE CITIZENS AND SOUTHERN NATIONAL
BANK OF SOUTH CAROLINA
GREENVILLE, S. C.

By De Foy E. Cudd asst. Vice President
By W. Dean Hudson asst. cashier

WITNESS Patricia L. House
WITNESS Alvina T. Halleyburton

SATISFIED AND CANCELLED OF RECORD
DAY OF June 1971
Ollie Harnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:27 O'CLOCK P. M. NO. 30734