

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1194 PAGE 613

JUN 15 1 14 PM '71

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R.M.C.

WHEREAS, Irvine Street Realty Corp.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Charles Vernon Watson, as  
Executor of the Estate of W. T. Watson

(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 Five Thousand and no/100-----

----- Dollars (\$ 5,000.00 ) due and payable  
One Hundred Seventeen and 43/100 (\$117.43) Dollars beginning on the 1st day  
of July 1971 and One Hundred Seventeen and 43/100 (\$117.43) Dollars on the  
1st day of each and every month thereafter until paid in full

with interest thereon from date at the rate of Six (6%) 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, on the north side of Temple Street  
(formerly Mauldin Street) and being known and designated as Lot No. 2 of Block  
E of the subdivision of property of W. L. Mauldin and J. W. Cagle as shown by  
plat of same recorded in the Office of the R.M.C. for Greenville County in  
Plat Book E at Page 242, reference to which plat is hereby craved for the  
metes and bounds description thereof.

Also, all that piece, parcel or lot of land situate, lying and being in the  
City of Greenville, County and State aforesaid, on the west side of Cagle  
Street, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on Cagle Street 140 feet from the intersection of  
Walnut Street and Cagle Street and running thence S. 87-15 W. 150 feet to  
an iron pin on an alley; thence S. 2-45 E. 70 feet to an iron pin on said  
alley; thence N. 87-15 E. 150 feet to an iron pin on Cagle Street; thence  
with said Cagle Street, N. 2-45 W. 70 feet to the beginning corner, said  
lot being known as Lot No. 12, Block E, of division of property of J. W.  
Cagle and W. L. Mauldin as shown by plat of same recorded in the R. M. C.  
Office for Greenville County in Plat Book E, Page 242.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, 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.