

MORTGAGE OF REAL ESTATE—Prepared by Rainey, Fant & Horton, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE, CO. S. C.

BOOK 1200 PAGE 117

The State of South Carolina,

JUL 25 3 40 PM '71

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

SEND GREETING:

Emra F. Watts and Mary E. Watts
Whereas, we, the said Emra F. Watts and Mary E. Watts

hereinafter called the mortgagor(s) in and by that certain promissory note in writing, of even date with these presents,
well and truly indebted to Henry Martin

hereinafter called the mortgagee(s), in the full and just sum of

Twenty Six Thousand and n0/100

DOLLARS (\$26,000.00), to be paid

in monthly installments of One Hundred Ninety Two and 14/100 (\$192.14) Dollars, commencing on the first day of August, 1971 and continuing on the first day of each and every month thereafter until said principal and interest have been fully paid.

with interest thereon from July 1, 1971

at the rate of Seven and one half (7½%)
monthly

percentum per annum, to be computed and paid
until paid in full; all interest not paid when due to bear

interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to we, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Henry Martin, the within named mortgagee:

All that lot of land in the County of Greenville, State of South Carolina, constituting the western portion of Lot 50 of Broadmoor Subdivision (Plat Book RR, at page 47) and shown on a plat of the property of W. H. Greene and Don Reid made by C. O. Riddle, January 13, 1970, and having according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Sherbrooke Lane, at the northwestern corner of Lot 50, and running thence with the southern side of Sherbrooke Lane S 85-21 E 99.3 feet to an iron pin; thence along a new line S 1-40 W 178.9 feet to an iron pin; thence N 85-41 W 107.85 feet to a pin; thence N 4-21 E 179.1 feet to a pin, the beginning corner.