

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

FILED  
GREENVILLE CO. S. C.  
OCT 27 2 29 PM '71  
OLLIE FARNSWORTH  
R. M. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, M. C. Watkins, Jr. and Ann B. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Venna G. Howard

(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 One Thousand Two Hundred Twenty-Five and 87/100-----

----- Dollars (\$ 1,225.87 ) due and payable \$30.00 on the first day of each and every month until paid in full, commencing January 1, 1972, with the privilege to anticipate payment at any time.

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, on the northern side of Fisher Road, and containing 1.05 acres, more or less, as shown on Plat thereof prepared by Jones Engineering Service, dated June 24, 1966, and recorded in the R. M. C. Office for Greenville County, in Plat Book "MMM", at Page 169, and having according to said Plat, the following metes and bounds, to-wit:

Beginning at a point in the center of Fisher Road, in line of property of Terra Pine Estates, and running thence along the center of said Road S. 82-44 W. 100 feet to a point; thence continuing along the center of said Road N. 89-51 W. 90.4 feet to a point; thence N. 16-02 W. 225 feet to an iron pin; thence N. 73-58 E. 185 feet to an iron pin; thence S. 16-12 E. 265 feet to the point of beginning.

This is a second mortgage, being junior in lien to a mortgage given to Fidelity Federal Savings & Loan Association in the amount of \$29,000.00.

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.