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USL—FIRST MORTGAGE ON REAL ESTATE

FILED  
GREENVILLE CO. S. C.

# MORTGAGE

15 11 5 1957  
ELIZABETH D. DOOLE  
R.M.C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: **THEODORE A. WATSON**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$ 130,000.00), with interest thereon from date at the rate of Seven and one-half (7-1/2%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, and known and designated as Lot No. 48 on the plat of Green Valley Subdivision, prepared by Piedmont Engineering Company, and dated December 20, 1957, which plat is recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and which lot by reference to said plat is more particularly described as follows:

BEGINNING at an iron pin in the Southeast line of Sweet Gum Drive, joint front corner of Lots Nos. 47 and 48, and running thence along the line of said street N. 52-03 E. 260 feet to an iron pin, joint front corner of Lots Nos. 48 and 49; thence along the joint line of said lots S. 38-20 E. 100 feet to an iron pin in edge of golf course, joint rear corner of Lots Nos. 48 and 49; thence along the edge of golf course N. 51-45 W. 55.9 feet, S. 22-47 E. 166.5 feet and S. 40-48 W. 190.7 feet to an iron pin, joint rear corner of Lots Nos. 47 and 48; thence along the joint line of said lots N. 33-06 W. 299.7 feet to the point of beginning.

ALSO:  
ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being known and designated as Lot No. 47 as shown on a plat prepared by Piedmont Engineering Service, dated December 20, 1957, entitled "Green Valley Estates", recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, at pages 2 and 3, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeastern side of Sweet Gum Drive at the joint front corner of Lots Nos. 46 and 47, and running thence with the line of Lot No. 46 S. 34-33 E. 210.8 feet to an iron pin; thence with the line of the Golf Course N. 89-38 E. 180.3 feet to an iron pin; thence continuing with the line of the Golf Course N. 40-48 E. 94.9 feet to an iron pin at the joint rear corner of Lots Nos. 47 and 48; thence with the line of Lot No. 48 N. 33-06 W. 299.7 feet to an iron pin on the Southeastern side of Sweet Gum Drive; thence with the Southeastern side of Sweet Gum Drive S. 52-26 W. 250 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixture, now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties herein that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.