

AFFIDAVIT FILED R.N.

RECORDING FEE PAID \$ 2.00

GREENVILLE (00:8:0) FEB 12 1973 R.M.C. TANKERSLEY

BOOK 1265 PAGE 470

STATE OF SOUTH CAROLINA, County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Know All Men, That Glen C. Watkins & Betty Watkins Mortgageor(s) in consideration of a loan of this date in the amount of \$, 600, 00 payable in 60 monthly instalments of \$160.00 and to secure the payment thereof and any future loans and advances from the Mortgagee, MUTUAL FINANCE Corporation of Greenville County to the Mortgageor(s) not exceeding a total amount of \$7,500, and also in consideration of the further sum of THREE DOLLARS, to the Mortgageor(s) paid by the Mortgagee at and before the sealing and delivery of this instrument, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said MUTUAL FINANCE Corporation of Greenville County the following described real property:

All that parcel or lot of land together with buildings and improvements situate lying and being on the eastern side of New Dunham Bridge Road in Greenville County S. C. being shown and designated as lot number 59 on a plat of Vardy-Vale, Section 1, made by Campbell and Clarkson surveyors, Inc. dated November 15, 1968, and recorded in RMC office for Greenville County, SC, in Plat Book WWW - Page 40, reference to which is hereby covered for the metes and bounds thereof, said lot being 80 feet wide and 150 feet deep.

The above described property is a part of same conveyed to the Grantor by deed recorded in the RMC office for Greenville County, SC, in Deed Book 853, Page 430 and is hereby conveyed subject to rights of way, easment, roadways conditions and restrictions shown on recorded plats and other documents of public record and appearing on the ground.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto MUTUAL FINANCE

and assigns forever, hereby binding our heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the Mortgagee.

And It is Agreed by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

And It is Further Agreed, That said Mortgageor(s) shall pay promptly all taxes assessed and chargeable against said property, and in default thereof, that the holder of this mortgage may pay the same, whereupon the entire debt secured by this mortgage shall immediately become due and payable, if the Mortgagee shall so elect.

It is the intent and meaning of the parties that if Mortgageor(s) shall pay or cause to be paid unto Mortgagee all debts and sums of money secured hereby, with interest thereon, if any shall be due, then this deed of bargain and sale shall cease and be null and void. And Mortgageor(s) hereby assign, set over and transfer to Mortgagee and assigns, all of the rents and profits of the mortgaged premises, accruing and falling due from and after the service of a summons issued in an action to foreclose this mortgage after default in the conditions thereof.

And It is Agreed by and between the parties that in the case of foreclosure of this mortgage, by suit or otherwise, the Mortgagee shall recover of the Mortgageor(s) a reasonable sum as attorney's fee, which shall be secured by this mortgage, and shall be included in judgment of foreclosure.

WITNESS OUR HAND and SEAL this 26 day of January, 1973

SIGNED, SEALED and DELIVERED IN THE PRESENCE OF

Anna M. Smick James R. Kelly

Glen C. Watkins (L.S.) Betty Watkins (L.S.) (L.S.) (L.S.)

STATE OF SOUTH CAROLINA, County of Greenville

Personally appeared before me Dr. W. Curry and made oath that he saw the within-named Glen C. Watkins & Betty Watkins sign, seal, and, as their act and deed, deliver the within-written Mortgage; and that with James R. Kelly witnessed the execution thereof.

Sworn to before me this 26 day of January, A.D. 1973

James R. Kelly (L.S.) Notary Public for South Carolina My Commission expires 8-21, 1978

Anna M. Smick

RENUNCIATION OF DOWER

STATE OF SOUTH CAROLINA, County of Greenville

I, James R. Kelly do hereby certify unto all whom it may concern, that Mrs. Betty Watkins the wife of the within-named Glen C. Watkins did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, fraud or fear of any person or persons whatsoever, renounce, release and forever relinquish unto the within-named MUTUAL FINANCE Corporation of Greenville County and assigns, all her interest and estate, and also her Right and Claim of Dower of, in or to all and singular the premises within mentioned and released.

Given under my Hand and Seal this 26 day of January

James R. Kelly (L.S.) Notary Public for South Carolina My Commission expires 8-21, 1978