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GREENVILLE, CO. S. C.

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BOOK 1272 PAGE 855

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE &
COUNTY OF PICKENS

DOHNIE S. TANKERSLEY
R.H.C.

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

WHEREAS, Watkins, Garrett, and Woods Mortuary, Inc. of Greenville, South Carolina, A/K/A Watkins, Garrett, and Woods Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina

(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

Fifty Thousand

Dollars (\$50,000.00) due and payable ^{D.S.}₄₋₁₈₋₇₃

at the rate of One Thousand Fourteen Dollars and NO Cents * * * (\$1,014.00) per month, payments to be applied first to interest and then to Principal to commence on the 18th Day of May, 1973, and on the same day of each successive month thereafter until paid in full with the privilege of acceleration.

with interest thereon from Date at the rate of Eight per centum per annum, to be paid:

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 and County of Pickens

No. 1: ALL that piece, parcel or lot of land in Easley Township, Pickens County, State of South Carolina, being designated as Lot No. Twenty-Four (24) shown in Plat of survey made by F. V. O'Dell, Surveyor, for J. O. and F. E. Pickens on December 2, 1907, and recorded in the R. M. C. for Pickens County in Vol. AA at Page 330, said lot being shown as bounded on the north by a street 40 feet wide, on the east by lot No. 25, on the south by A. G. Wyatt property and on the west by lot No. 23. According to above mentioned plat made by F. V. O'Dell the herein conveyed lot has a width of 1 chain and 58 links and a depth of 3 chains and 96 links and contains an area of five-eighths (5/8) of one acre. See Deed at Book 10-X, Page 101.

No. 2: ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Pickens, within the incorporate limits of the Town of Pickens, on the Pickens-Liberty Highway, and being more fully described as follows, to-wit: Beginning on an iron pin on Pickens-Liberty Highway which point is corner of Sizemore property; thence N. 23 W. 100 feet to point on new street; thence N. 69 E. 100 feet; thence leaving new street and running S. 23 E. 138 feet; thence along Sizemore line in a southwesterly direction 100 feet to point of BEGINNING, and being bounded on the northwest by new street, bounded on the east by property now or formerly owned by Myra Cannon, and bounded on the southeast by Sizemore property and bounded on the southwest by Pickens-Liberty Highway. See Deed Book 11-II, Page 6.

No. 3: ALL that piece, parcel or lot of land situate, lying and being in the City of Greenville, County and State aforesaid on McKay Street and having the following metes and bounds: BEGINNING at a stake on McKay Street, corner of Lot of H. C. Markley; thence with Markley's line 100 Feet; thence 105 Feet to an Alley; thence 100 Feet to McKay Street; thence with McKay Street 98½ Feet to the beginning corner. Tax District 500-93-11-6, Deed Volume 932, Page 512.

No. 4: ALL that piece, parcel or lot of land in Dates Township, Greenville County, State of South Carolina, about one mile from Travelers Rest, South Carolina, containing about one (1) Acre, the same being shown on a Plat of Property of Watkins, Arnold & Sheppard Mortuary, Incorporated, dated May 30, 1968 by C. O. Riddle, Registered Surveyor, the same being of Record in Plat Book XXX, at Page 195, Office of the R. M. C. for Greenville County. Tax District 365-506.4-2-6. Deed Volume 845, Page 457.

No. 5: ALL that piece, parcel or lot of land in Gantt Township, Greenville County, State of South Carolina, having the following metes and bounds, to-wit: BEGINNING at an iron pin on the corner of the property of Miles Ivester and Clyde Baker and running thence along the line of Clyde Baker S. 34-02 W., 32 feet to an iron pin on property of A. Z. Ivester; thence along said A. Z. Ivester line N. 57-58 W., 115 feet to an iron pin at corner of property of A. Z. Ivester and Zed Smith; thence along Zed Smith line N. 34-02 E., 85 feet to an iron pin in the line of Miles Ivester; thence along Miles Ivester line S. 57-34 E., 115 feet to the beginning.

* 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 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.

*Tax District 161-224-2-16.14, Deed Volume 753, Page 478.