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GREENVILLE CO. S. C.
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BOOK 1273 PAGE 516

USI.—FIRST MORTGAGE ON REAL ESTATE

MORTGAGE



State of South Carolina }

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: We, Viron N. Watson and Shirley M. 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 - - - - SEVENTEEN THOUSAND AND NO/100 - - - - DOLLARS (\$17,000.00 - -), 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, Austin Township, and having, according to plat prepared by Dalton & Neves, Engineers, dated May, 1969, and recorded in Plat Book 4-0, Page 17, the following metes and bounds:

BEGINNING on a nail and cap in the center of Circle Road and running thence therewith S. 87-29 W. 190 feet to a nail and cap in the center of said road; thence a new line N. 2-31 W. 900 feet to an iron pin; thence N. 87-29 E. 517.55 feet to an iron pin; thence S. 17-29 W. 957.75 feet to the beginning corner, and being all of said lot containing 7.31 acres, more or less.

This is the same property conveyed to mortgagors herein by deed of Eunice Irene Burrell Steading recorded in Volume 868, Page 388, R. M. C. Office for Greenville County.

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 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.