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GREENVILLE CO. S. C.

BOOK 1274 PAGE 599

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MAY 4 2 32 PM '73

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY  
R.H.C.

WHEREAS, We, Elsie Mac Ferguson, Joe Ferguson, Jr. and Jimmy S. Ferguson  
are

(hereinafter referred to as Mortgagor) well and truly indebted unto Richard F. Watson, III and Bernard  
Peyton Watson

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the sum of Twelve Hundred and No/100-----

Dollars (\$ 1, 200. 00 ) due and payable

Due and payable One Hundred Twenty and No/100 (\$120. 00) Dollars on the 23rd day  
of April, 1974 and One Hundred Twenty and No/100 (\$120. 00) Dollars on the 23rd  
day of April of each and every succeeding year thereafter until paid in full

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid: annually

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 northwestern side of Crosby Circle and  
being shown as Lot No. 212 on a plat of Paramount Park made by Piedmont Engineering  
Service, dated July 1949, and recorded in the R. M. C. Office for Greenville County in  
Plat Book W, page 57 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Crosby Circle at the joint front  
corner of Lots Nos. 212 and 213 and running thence along the common line of said lots,  
N. 26 W. 150 feet to an iron pin; thence along the rear line of Lot No. 214, N. 64 E.  
15 feet to an iron pin; thence continuing along the rear line of Lot No. 214, N. 21-51 E.  
20.5 feet to an iron pin; thence along the common line of Lots Nos. 211 and 212,  
S. 51-06 E. 160.1 feet to an iron pin on Crosby Circle; thence following the curve of  
Crosby Circle, the chord of which is S. 53-02 W. 100.1 feet to an iron pin, the  
beginning corner.

It is understood and agreed that this mortgage is junior in lien to that certain  
mortgage given by the mortgagors on this date to First Federal Savings and  
Loan Association.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-  
taining, 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 whatsoever lawfully claiming the same or any part thereof.