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BOOK 1321 PAGE 339

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C. MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, We, Charles E. Watkins and Sybil D. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

(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 Six Thousand and Nine and 84/100

Dollars (\$ 6, 009. 84) due and payable

in 36 equal monthly installments of One Hundred and Sixty Six and 94/100 (\$166. 94) Dollars each, the first such installment being due October 1, 1974, and continuing on the first day of each month thereafter until paid in full

with interest thereon from _____ date at the rate of 7% add-on per centum per annum, to be paid: monthly

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, near the City of Greenville, being shown on plat of Property of Johnny and Kathryn J. Quinn, which plat was made by C. O. Riddle, Engineer, in July, 1963, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of White Horse Road in the corner of the Proffitt property; and running thence along the right of way of White Horse Road, S. 4-35 E. 114.1 feet to an iron pin; thence S. 86-44 W. 294 feet to an iron pin; thence N. 22-53 E. 128.7 feet to an iron pin; thence along the line of the Proffitt property, N. 87-05 E. 234.6 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors herein by deed of Johnny Quinn and Bonnie Kathryn J. Quinn, dated September 27, 1971, and recorded on September 28, 1971, in Greenville County Deed Book 926 at Page 189.



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 such 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.

RECORDED

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