

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, THOMAS Q. WATKINS and DOROTHY B. WATKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto WAYNE W. WHITMIRE

(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 **Twenty-one Thousand and No/100** - - - - - Dollars (\$ 21,000.00) due and payable

with interest thereon from **June 10, 1975** at the rate of **8%** per centum per annum, to be paid **In three (300) hundred equal monthly installments of One Hundred Sixty-two and 50/100 (\$162.50) Dollars.**

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**, in **Bates Township**, in the **Town of Marietta**, being known and designated as **Lot #10** of a subdivision of the property of **William C. Brooks** as shown on plat thereof prepared by **J. C. Hill, L.S.**, **March 5, 1962**, recorded in the **R. M. C. Office for Greenville County** in **Plat Book WW**, at **Page 259**, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northern side of **Clearview Court**, which pin is **150 feet** in the direction **S. 50-30 W.** from the north corner of the intersection of **Clearview Court** with **Duff Road** and running thence **N. 23-05 W. 100 feet** to an iron pin; thence along the line of the **Duff Subdivision**, **S. 51-06 W. 166.6 feet** to an iron pin at the rear corner of **Lot #9**; thence along the line of that lot, **S. 47 E. 112.5 feet** to an iron pin on the northern side of **Clearview Court**; thence along the northern side of **Clearview Court**, **N. 43 E. 125 feet** to the beginning corner.

This being the same property conveyed to the grantor herein by deed of **William C. Brooks** which is recorded in the **R. M. C. Office for Greenville County** in **Deed Book 701** at **Page 113**.

It is agreed that in the event the grantees herein shall become delinquent in their payments due to physical disability, the grantees shall be given ninety (90) days to pay any delinquent monthly payments caused thereby before grantor can commence foreclosure proceedings.



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 Mortgagee warrants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully and lawfully seized, 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, its heirs, successors and assigns, against the Mortgagor and all persons who may lawfully claim the same or any part thereof.

RECORDED

4328 RV.2