

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

Nov 26 1 56 PM '76  
MINNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Emory H. Watkins and Minnie Louise S. 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

3 7 92 2/5M  
Two thousand thirty - one and 12/100----- Dollars (\$2,031.12 ) due and payable in thirty - six monthly installments of \$56.42 each , the first of these due on December 15, 1976 with a like amount due on the 15th day of each calendar month thereafter until entire amount of debt is paid in full .

with interest thereon from date at the rate of 12.84 per centum per annum, to be paid in advance

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:

250 AS  
"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

All that certain piece, parcel or tract of land , containing 1 acre, more or less, situate, lying and being in Oaklawn Township , Greenville County, State of South Carolina, and being a part of Tract No. 4 of the Property of H. P. Beam, as shown on plat thereof prepared by W. J. Riddle, Surveyor in September 1947 , and having according to a recent survey and plat of a portion of the property of the Grantor , prepared by John C. Smith, Reg. L. S. dated May 2, 1957 , the following metes and bounds to wit :

BEGINNING at a point in the center of S. C. Highway No. 8 , at the corner of property of Geeley Stanton, and running thence along line of said Stanton Property , N. 0-25 E. 590.0 feet to an iron pin ; thence along line of property of Kellet , S. 15-12 W. 556.0 feet to a point in the center of said S. C. Highway No. 8 , thence with the center of said Highway as the line, S. 69-14 E. 151.3 feet to the point of the beginning .

Being a part of the property conveyed to the grantor by deed of H. P. Beam dated September 22, 1947 , recorded in the RMC Office, Greenville County , S. C. in Deed Book 323 , page 427 . , and recorded on Sept. 27, 1949.

Subject to the rights of the public in and to that portion of S. C. Highway No. 8, as well as any other roads, lying within the bounds of said tract, and subject to any easements or rights of way for utility purposes affecting said premises .

ALSO , all that certain piece, parcel or lot of land , lying and situate in Oaklawn Township , State and County aforesaid , containing four ( 4 ) acres more or less, said property herein conveyed purchased from H. P. Beam and the other part from T. M. Fennell, said property lying and being on the road leading from Highway #8 and runs to the Ware Place, better known as the Chandler Road, having the following metes and bounds to wit :

BEGINNING at iron pin corner of lots Nos. 3 and 5 as per survey of W. J. Riddle Sept. 1947 of the H. P. Beam property , thence N 87-50 E. 210 feet to iron pin joint corner of J. C. Eaton and grantor ; thence in a Western direction 840 feet to iron pin joint corner of Fred King and Grantor ; thence on the east 210 feet to iron pin ( new corner line of grantor ) ; thence in a southern direction 840 feet to iron pin beginning corner .

Part of property from H. P. Beam conveyed by deed dated September 22, 1947 said deed of record in R. M. C. office for County and State aforesaid in Book 333 at page 189 . Portion of the property conveyed from property of T. M. Fennell deed of record in the R. M. C. Office in Book 258 at page 66 , recorded Sept. 22, 1947 & October 22, 1958.



burtenances to the same belonging in any way incident or apperl therefrom, and including all heating, plumbing, and lighting inner; it being the intention of the parties hereto that all fixtures 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.

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