

Greenville S.C. 29697 FEB 2 11 55 AM '77

BOOK 1388 PAGE 445

MORTGAGE OF REAL ESTATE—DIXON & PAGE Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE



MORTGAGE



TO ALL WHOM THESE PRESENTS MAY CONCERN: ELISE W. WATERS (formerly Elise Kelly Watson) and JANE W. GOLDEN (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN BANK AND 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

ONE THOUSAND FIVE AND 12/100 DOLLARS (\$ 1,005.12 ), due and payable in twenty-four (24) consecutive monthly installments of forty-one and 88/100 (\$41.88) Dollars, beginning February 15, 1977 and continuing each and every month until paid in full, payments to be applied first to interest, which has been added to the principle above and then to principle.

(9%) with interest thereon from date at the rate of Nine/ per centum per annum, to be paid: as stated above

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, Oaklawn Township, containing 1 acre more or less, and being more particularly described as follows:

BEGINNING at a point in the center of a road, corner of property now or formerly of Welborn and running thence with the line of said property N. 80 1/2 E. 2.60 chs to a point, corner of Turner land; thence with the line of said land in a northerly direction 3.15 chs to an iron pin, corner of Reese property; thence with the line of said property S. 88 W. 3.5 chs to a point in center of said road; thence with the center of said road in a southerly direction 3.5 chs to the beginning corner.

Less, however, that conveyance made by E. D. McGraw to Ralph Reese recorded in Deed Book 262, at Page 268 and the conveyance made by E. D. McGraw to E. H. Reese, recorded in the RMC Office for Greenville County in Volume 322, at Page 475 and Volume 430, Page 318 together with any and all reservations for roadways and easements.

The above described property is shown on the tax map for Greenville County, South Carolina on sheet 617.6, Block 1, as Lot 16.1 and has, according to the Block Book, a frontage on one roadway of 171.60 feet, on another roadway of 67 feet, an additional roadway of 149.9 feet with a common line between this lot and Lot no. 16 of 212 feet.

This is the same property inherited by the Mortgagors, as Mattie Elise Kelly Watson and Iler Jane Watson Golden, and Marshall Wayne Watson from M. C. Watson also known as Marion Christopher Watson who died intestate August 4, 1972 and whose Estate was handled through the Probate Court for Greenville County as will appear in Apt. 1244, file 22 and is the same property conveyed to by Marshall Wayne Watson to the Mortgagors this date who was also an heir of M. C. Watson and is the same property conveyed to M. C. Watson by the Deed of Evia F. Watson to M. C. Watson dated June 2, 1956 and recorded in the RMC Office for Greenville County in Deed Book 554 Page 71.

The Mortgagors hereby certify and warrant that they are the same people shown in the Probate of the Estate of Marion Christopher Watson as (Mattie) Elise Kelly Watson and Iler Jane Watson Golden.

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.

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