

Aug 16 12 41 PM '77

DONNIE S. TANKERSLEY

MORTGAGE OF REAL ESTATE—Offices of <sup>R.M.C.</sup> ~~Cheris~~ and Patterson, Attorneys at Law, Greenville, S. C. 29602

1407 194

Mortgagee's address: P O Box 1329, Greenville, S.C. 29602

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

MORTGAGE

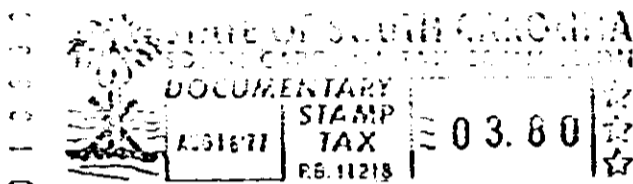
TO ALL WHOM THESE PRESENTS MAY CONCERN: Jimmy A. Watkins

(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

Nine Thousand Four Hundred Fifty-five and 40/100 DOLLARS (\$ 9,455.40 ), including interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid: in sixty equal monthly installments of \$157.59 each, the first of said installment being due and payable September 1, 1977, and a like installment due on the first day of each month thereafter until paid in full



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, being shown and designated as Lot Number 2 on a plat entitled "Property of J.P. Stegall" prepared by Ethan C. Allen, RLS, dated June 4, 1973, recorded in the RMC Office for Greenville County in Plat Book 5-A at Page 64 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a new iron pin at the northeastern corner of Lot 1 as shown on said plat and running thence, N 17-18 W 114.5 feet to an old iron pin; thence, S 88-00 W 92.5 feet to an old iron pin; thence, S 1-10 E 110 feet to a new iron pin at the northwestern corner of property designated on said plat as a driveway easement; thence with the northern lines of said driveway easement & Lot 1, N 88-00 E 124.3 feet to the point of beginning.

TOGETHER with the right, privilege and easement to go in and upon that certain property designated as a driveway easement on said plat, for purposes of ingress and egress from Highway 123 to the above described Lot 2. It is the intention that said driveway easement shall be a way by necessity, or easement appurtenant, and shall run with the land designated on said plat as Lot 2; said driveway easement is more particularly described, according to said plat, as follows: BEGINNING at an old iron pin on the northern side of Route 123 at the southeastern corner of property now or formerly owned by Godsey, and running thence with the northern side of Route 123, S 86-55 E 20 feet to a point on the southwestern corner of Lot 1 as shown on said plat; thence with the line of Lot 1, N 1-10 W 142.6 feet to a point on the northwestern corner of Lot 1; thence with the line of Lot 2, S 88-00 W 20 feet to a new iron pin on the southwestern corner of Lot 2; thence with the line of property now or formerly owned by Godsey, S 1-10 W 140 feet to the point of beginning.

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.

This is the same property conveyed to the Mortgagor by deed of Shirley A. Watkins dated August 15, 1977 and recorded of even date herewith.

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