



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Maxwell T. Watson and Janice K. Watson,

(hereinafter referred to as Mortgagor) SENDS GREETINGS.

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty Thousand and No/100----- (\$20,000.00--)

Dollars, as evidenced by Mortgagee's promissory note of even date herewith, which note does not include a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest at the rate or rates therein specified in installments of One Hundred

Seventy-Nine and 95/100----- \$ 179.95----- Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full. Such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 20 years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and do by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereon shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due and interest, with costs and expenses for proceedings, and

WHEREAS, the Mortgagor may hereafter be authorized by the Mortgagee for said further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance, premiums, repairs, or for any other purpose

NOW KNOW ALL MEN That the Mortgagor, in consideration of debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor, and in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in cash well and truly paid by the Mortgagor, and let in the selling of these presents, the receipt whereof is hereby acknowledged, has granted, conveyed and sold by these presents, has granted, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Duncan Mills Village and being more particularly described as Lot No. 10, Section 5, as shown on a plat entitled "Subdivision for Duncan Mills, Greenville, S.C." made by Pickell & Pickell, Engineers, Greenville, S.C., on June 7, 1948, revised June 15, 1948, and August 7, 1948, and recorded in the RMC Office for Greenville County in Plat Book S, at Pages 173-177, inclusive, and having, according to said plat and according to a more recent plat prepared by Pickell & Pickell, dated May 27, 1957, entitled "Plat Showing Property of H. P. Glenn" the following metes and bounds:

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BEGINNING at an iron pin on the southeastern side of Smythe Avenue at the joint front corner of Lots Nos. 9 and 10, and running thence with Lot No. 9, S. 64-52 E. 255.8 feet to an iron pin; thence, S. 64-16 E. 85 feet to an iron pin on the northwestern side of a 15-foot alley; thence with the northwestern side of said 15-foot alley, S. 26-35 W. 100 feet to an iron pin; thence, S. 64-16 E. 88 feet to an iron pin; thence, S. 26-35 W. 54 feet to an iron pin; thence, S. 64-16 E. 88 feet to an iron pin on the northwestern side of the aforesaid 15-foot alley; thence with the northwestern side of said alley, S. 26-35 W. 35 feet to an iron pin; thence with the northeastern side of Whitin Street, S. 64-16 E. 275.1 feet to an iron pin on the southeastern side of Smythe Avenue; thence with the southeastern side of Smythe Avenue, N. 7-38 E. 196 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Joe Malcolm Glenn, individually and as executor of the estate of Ruth Hawkins Glenn, and Charles Harrison Glenn, individually, dated December 29, 1977, and being recorded simultaneously herewith in Deed Book 1070, at Page 942.

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