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BOOK 1434 PAGE 402

STATE OF SOUTH CAROLINA GREENVILLE CO. S. C. COUNTY OF GREENVILLE MORTGAGE OF REAL ESTATE

FILED JUN 6 8 51 AM '78 DONNIE S. TANKERSLEY R.H.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Robert P. Watts

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lindsay J. Forrester, Jr. and Quentin O. Ball Box 367 Mauldin S.C. 29662

(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

Five Thousand Two Hundred and No/100-----Dollars (\$ 5,200.00) due and payable in monthly installments of Sixty-five and 88/100 (\$65.88); first payment being due July 1, 1978 and continuing in monthly payments for 120 months (10 years) until paid in full,

with interest thereon from date at the rate of 9.0 per centum per annum, to be paid:

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:

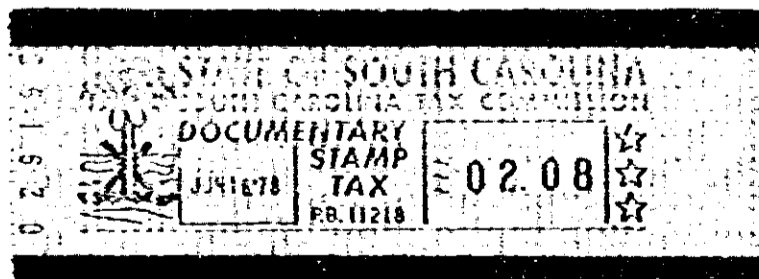
ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northern side of State Highway 418, being a portion of Tract 2, of Maywood Acres, and being more particularly shown as 5.871 acres according to a plat for Robert P. Watts, by Webb Surveying and Mapping Company dated May, 1978, which plat is recorded in Plat Book 6-Q, at Page 21, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a nail in State Highway No. 418, which nail is approximately 836 feet East of the intersection of Fairview Road and running thence N. 14-47 E., 747.08 feet to an iron pin; thence S. 62-57 E., 214.63 feet to an iron pin; thence N. 13-28 E., 300 feet to an iron pin; thence S. 12-48 E., 748.26 feet to a nail in or near the center of Highway 418; thence along said highway the following courses and distances: S. 67-35 W., 80.15 feet to a point; thence S. 71-10 W., 200 feet to a point; thence S. 74-17 W., 200 feet to a point; thence S. 77-21 W., 166.8 feet to a nail, THE POINT OF BEGINNING.

This being the identical tract of land conveyed to Mortgagor by deed of Lindsay J. Forrester, Jr. and Quentin O. Ball, to be recorded simultaneously with this mortgage.

The Purchaser reserves the right of prepayment or partial payment at any time without penalty.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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 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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