

MORTGAGEES ADDRESS: P. O. BOX 4752, Martinez, Georgia, 31907

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

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JUN 12 10 00 PM '79 ALL WHOM THESE PRESENTS MAY CONCERN.

CONRAE S. TAYLOR

WHEREAS, MARVIN J. SHORT, II

hereinafter referred to as Mortgagor) is well and truly indebted unto EDWARD A. WATTS and LISETTE G. WATTS, their heirs and assigns forever:

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

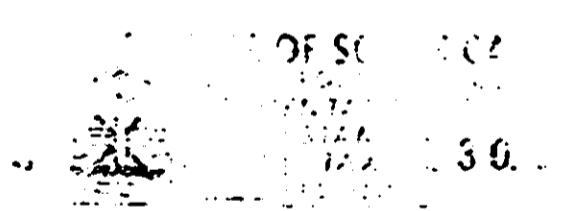
Seventy Five Thousand and no/100ths Dollars \$ 75,000.00 due and payable in monthly installments of \$970.49 each, beginning January 1, 1979 and continuing every 30 days thereafter until principal and interest are paid in full. Said payments shall be applied first to interest, balance to principal. Borrower is authorized to pay up to \$26,100.00 per year to principal, but such amount may not be exceeded, with interest thereon from date of the rate of 9 1/2 % per annum to be paid monthly as aforesaid.

WHEREAS the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to be 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, State of South Carolina, on the northerwesterly side of Grove Road, being known and designated as Lots 43 and 44 on a plat of Woodland, prepared by Dalton & Neeves, Engineers, dated February 24, 1938 and recorded in Plat Book J at pages 70 and 71 and having such metes and bounds as appear by reference to said plat. Said lots have a combined frontage of 101.5 feet on the aforesaid Grove Road.

THIS is the identical property conveyed to the Mortgagors by Edward A. Watts and Lisette G. Watts to be recorded of even date herewith.



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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 and singular for 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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