

FILED
GREENVILLE CO. S. C.
JAN 30 4 46 PM '79
CONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 29 day of January, 19 79, between the Mortgagor, WALTER B. WATSON AND SARA E. WATSON, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

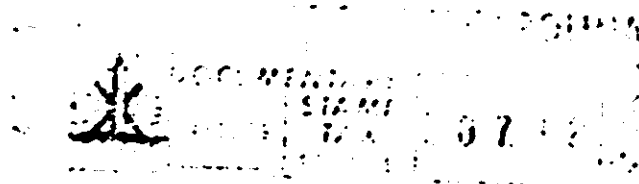
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventeen Thousand Seven Hundred Seventy Five and 52/100 Dollars, which indebtedness is evidenced by Borrower's note dated January 29, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 1996.

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

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, at the Southwesterly intersection of Konnarock Circle and Richmond Drive, near the City of Greenville, South Carolina, being known and designated as Lot No. 1 on plat entitled "Final Plat, Richmond Hills, Section 5" as recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WW at Page 38, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwesterly side of Konnarock Circle, said pin being the joint front corner of Lots 1 and 2 and running thence with the Southwesterly side of Konnarock Circle, S. 61-26 E. 75 feet to an iron pin at the intersection of Konnarock Circle and Richmond Drive; thence S. 16-26 E. 35.35 feet to an iron pin on the Northwesterly side of Richmond Drive; thence with the Northwesterly side of Richmond Drive, S. 28-34 W. 125 feet to an iron pin; thence N. 61-26 W. 100 feet to an iron pin, the joint rear corner of Lots 1 and 2; thence with the common line of said lots, N. 28-34 E. 150 feet to an iron pin, the point of beginning.

BEING the same property conveyed to the Mortgagors herein by deed of Bingham L. Vick, Jr. and Judy S. Vick, said deed being dated of even date and recorded in the R.M.C. Office for Greenville County in Deed Book 1096 at Page 147



which has the address of 1 Konnarock Circle, Greenville, South Carolina
_____ (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

SOUTH CAROLINA —

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