

# MORTGAGE

This form is used in connection with mortgages insured under the one- to four-family provisions of the National Housing Act.

FILED  
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA,  
COUNTY OF GREENVILLE } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Michael M. Watts and Phyllis C. Watts of Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto First Federal Savings and Loan Association of Greenville, S. C.

, a corporation organized and existing under the laws of The United States, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Three Thousand Two Hundred and No/100 Dollars (\$ 33,200.00), with interest from date at the rate of Seven and three-fourths per centum ( 7 3/4 %) per annum until paid, said principal and interest being payable at the office of First Federal Savings and Loan Association of Greenville, S. C. in Greenville, South Carolina or at such other place as the holder of the note may designate in writing, in monthly installments of Two Hundred Thirty Eight and 04/100 Dollars (\$ 238.04), commencing on the first day of May 1, 1979, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April 2009

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the southwestern side of Bidwell Street near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 71 and a portion of Lots 67 and 68 of a Subdivision known as Pine Brook, plat of which is recorded in the RMC Office for Greenville County in Plat Book Z at Page 148, also shown as the property of Michael M. Watts and Phyllis C. Watts, by plat of Richard D. Wooten, dated March 1979 and has according to said latter plat the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Bidwell Street at the joint front corner of Lots 71 and 72 and running thence with the southwestern side of said street S. 33-31 E., 100 feet to an iron pin in the line of Lot 68; and running thence along a new line through lots 68 and 67 S. 56-29 W., 150 feet to an iron pin; running thence N. 33-31 W., 100 feet to an iron pin at the joint rear corner of Lots 71 and 72; running thence along the joint line of said lots N. 56-29 E., 150 feet to an iron pin, point of beginning.

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This is the identical property conveyed to the Mortgagors herein by Deed of Charles G. Driggers and Cynthia H. Driggers dated March 30, 1979 to be recorded simultaneously herewith.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee, simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior to maturity; provided, however, that written notice of an intention to exercise such privilege is given at least thirty (30) days prior to prepayment.

DOCUMENTARY STAMP TAX  
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