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GREENVILLE CO. S. C.

MAY 17 2 09 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

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# MORTGAGE

THIS MORTGAGE is made this 16th day of May, 1979, between the Mortgagor, Adger I. Watson and Mary J. 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").

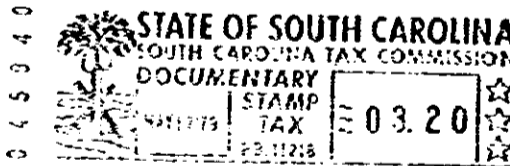
WHEREAS, Borrower is indebted to Lender in the principal sum of Eight Thousand and No/100 (\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 16, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1989.....;

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 piece, parcel or lot of land, lying and being situate in the County of Greenville, State of South Carolina and being known and designated as Lot No. 126 on Plat entitled "Property of Adger I. Watson and Mary J. Watson" dated March 9, 1979, recorded in Plat Book 7E at Page 97, in the RMC Office for Greenville County, S.C. and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of intersection of Old Buncombe Road and Latimer Avenue running thence S. 33-24 W. 102.70 feet to an iron pin; thence N. 58-29 W. 174.02 feet to an iron pin; thence N. 32-48 E. 86.04 feet to an existing monument; thence S. 63-54 E. 176.26 feet to the point of beginning.

THIS being the same property conveyed to the mortgagors herein by deed of Cone Mills Corporation as recorded in the RMC Office for Greenville County, S.C. in Deed Book 1102 at Page 753, on May 17, 1979.



which has the address of 2 Latimer Street Greenville, S.C. 29609 (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 seised 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.

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