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GREENVILLE CO. S. C.

MORTGAGE

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THIS MORTGAGE is made this 29th day of May 1979, between the Mortgagors, Charles E. Watson and Patsy J. Watson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148 Greenville, South Carolina (herein "Lender").

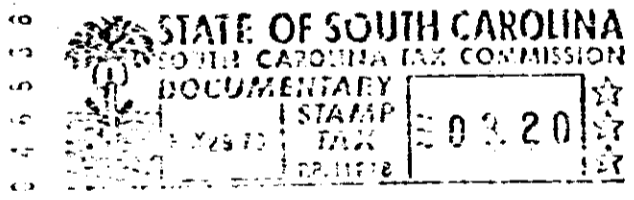
WHEREAS Borrower is indebted to Lender in the principal sum of Eight Thousand and No/100 (\$8,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 29, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1991

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 tract of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Property of Charles E. Watson and Patsy J. Watson on plat prepared by R. B. Bruce, dated May 11, 1979, and recorded in the RMC Office for Greenville County, S. C., in Plat Book 7F, page 48, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin, which iron pin is 1,539.2 feet in a westerly direction from Hunts Bridge Road, joint front corner of property herein described and property of Bobby Watson and running thence along the right of way of Blue Lake Road S 88-00 W 15 feet to an iron pin in driveway; thence continuing with the right of way of Blue Lake Road S 73-00 W 85 feet to an iron pin, joint front corner of property herein described and property now of formerly of E & M Watson; turning and running along co-mon line N 13-30 W 210 feet to an iron pin; thence turning and running along the common line of property herein described and property now or formerly of Thomas N 77-08 E 84.9 feet to an iron pin, joint rear corner of property herein described and property now or formerly of Bobby Watson; thence along common line S 17-33 E 207.5 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Eugene C. Teague to be recorded herewith.



which has the address of Blue Lake Road, Greenville County, S. C. (Street) (City) (herein "Property Address"); (State and Zip Code)

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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