

V  
 STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE  
 MORTGAGE OF REAL ESTATE  
 ALL WHOM THESE PRESENTS MAY CONCERN:

Witness:  
 206 E Curtis St.  
 Simpsonville SC.  
 29681  
 VOL 1479 PAGE 148

FILED  
 GREENVILLE CO. S.C.  
 28 3 05 PM '79  
 JOHN E. STANKERSLEY  
 R.M.C.

WHEREAS, CHARLES DAVID WATTS, SR. AND JUDY S. WATTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. MANLEY BALDWIN AND FRANCES C. BALDWIN

(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 FIFTY FIVE THOUSAND AND NO/100-----  
 ----- Dollars (\$ 55,000.00) due and payable

in monthly installments of \$462.55 beginning on July 27, 1979 and being due on the same date of each month thereafter for five (5) years. At the end of said five years the entire principal balance along with accrued interest shall be due and payable. The maker reserves the right to make prepayment without penalty.

with interest thereon from date to date at the rate of  $9\frac{1}{2}$  per annum, to be paid: Monthly  
 WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or 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, being known and designated as 2.30 acres, more or less, as shown on plat of survey for David Watts as prepared by James L. Strickland, RLS, dated June, 1979 and recorded in the RMC Office for Greenville County in Plat Book 74, Page 23, and having according to the said recent plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Perry Avenue and running thence with said Avenue N. 57-27 E., 230.9 feet to an iron pin; thence turning and running N. 41-43 W., 46.7 feet to an iron pin; thence N. 28-28 E., 141.9 feet to an iron pin; thence S. 55-47 E., 343.6 feet to an iron pin; thence S. 57-31 W., 476.4 feet to an iron pin; thence N. 34-30 W., 200.2 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors by deed of C. Manley Baldwin to be recorded on even date herewith.

STATE OF SOUTH CAROLINA  
 SOUTH CAROLINA TAX COMMISSION  
 DOCUMENTARY STAMP  
 22.00  
 TAX  
 FEES

GOTO 07 06 70 1071

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 all and singular 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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