

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REC. CO. S. C.
JUL 2 2 32 PM '79
DOANNE HANMERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

1472-202

WHEREAS, we, Joe L. West and Zola E. West,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Benjamin F. Watkins,

101 SCALYBARK RD,
GREENVILLE, S.C. 29609

(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 Twenty Thousand and No/100-----

----- Dollars (\$ 20,000.00) due and payable

principal and interest according to the terms set forth in said note dated June 27, 1979.

with interest thereon from date at the rate of 9.25% per centum per annum, to be paid:

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 as Lot No. 4, and containing .565 acres, more or less, according to a plat of Benjamin F. Watkins, prepared by Terry T. Dill, R.L.S., on November 21, 1977, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on Scaly Bark Road, at the joint corner with property of Benjamin F. Watkins, and running thence N. 72-56 E. 175 ft. to an iron pin; thence S. 34-50 E. 120 ft. to an iron pin; thence S. 58-19 W. 179 ft. to an iron pin on Scaly Bark Road; thence along said road, N. 30-38 W. 164 ft. to the point of beginning.

THIS BEING the same property conveyed to the mortgagors by deed of Benjamin F. Watkins, and recorded in the R. M. C. Office for Greenville County, in Deed Book 1105, at Page 914, on JULY 2, 1979.

GCTO --- 1 JUN 29 79 009

STATE OF SOUTH CAROLINA
STATE TAX COMMISSION
DOCUMENTARY
ESTAMP
PROPERTY TAX
\$ 08.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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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