

SECOND

~~First~~ Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Margaret R. Watson

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Eighteen Thousand, Three Hundred and forty-seven Dollars and 52/100----- DOLLARS

(\$ 18,347.52 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 8 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, on the south side of Reid School Road and being known as Lot No. 2 of W. S. Edwards Estate property and having, according to a recent survey by Charles P. Webb, dated May 10, 1962, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Reid School Road at the joint front corner of Lots Nos. 2 and 3 and running thence along said Reid School Road N. 88-57 E. 100 feet to an iron pin; thence along the line of Lot No. 1 S. 01-03 E. 208.7 feet to an iron pin; thence S. 88-57 W. 100 feet to an iron pin; thence N. 01-03 W. 208.7 feet to the point of beginning.

This conveyance is made subject to any restrictions, easements or rights-of-way that may appear of record affecting the above described property.

This is the same property conveyed to the Grantors herein by deed of Roy M. Hunter and Wilbur A. Martin, said deed being recorded in the R.M.C. Office for Greenville County in Deed Book 1036 at Page 806, May 24, 1976.

The Grantee hereby assumes that certain mortgage held by Fidelity Federal Savings & Loan Association, said mortgage being recorded in the R.M.C. Office for Greenville County in Mortgage Book 1368 at Page 319, having a present assumption balance of \$17,652.45.

This is the same property conveyed by deed of Raymond G. Turner & Wilma Annette Turner, dated 6/6/77 and recorded 6/15/77 in the R.M.C. Office of Greenville County in Volume 1058, at Page 568.

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 any other equipment or 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 and household furniture be considered a part of the real estate.

7.36



4328 RV-2