

710 Crescent Avenue, Greenville, S. C.

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GREENVILLE CO. S. C.

BOOK 1493 PAGE 500

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 17 11 00 AM '80  
DONN L. LANNERSLEY  
R.M.C.

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

WHEREAS, JOSEPH J. WATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto MRS. DAVID F. WATSON

(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 FOURTEEN THOUSAND AND NO/100-----

-----Dollars (\$ 14,000.00 ) due and payable  
IN FIFTEEN (15) years in equal monthly installments of One Hundred Sixty-Eight and 03/100 (\$168.03) Dollars per month Beginning on September 15th, 1981 and continuing until paid in full.

with interest thereon from January 17, 1980 the rate of 12% per centum per annum, to be paid: AS SET  
OUT ABOVE

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

Unit No. 45 in University Ridge Horizontal Property Regime, as shown on plat thereof recorded in the Office of the R.M.C. for Greenville County in Plat Book 5F at Pages 55 and 56.

Derivation: Deed Book 1119, Page 136 - William K. Greer 1/17/80

THE accrued interest from January 17, 1980 through September 15, 1981 in the amount of Two Thousand Eight Hundred and No/100 (\$2,800.00) Dollars shall be paid in Twenty (20) equal monthly installments of One Hundred Forty and No/100 (\$140.00) Dollars per month after the Fifteen (15) year term of this Mortgage has expired.

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RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS  
GREENVILLE COUNTY, SOUTH CAROLINA  
DOCUMENT NO. 1493  
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JAN 17 1980

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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