

FILED
GREENVILLE C. C.

SEP 17 3 45 PM '80

MORTGAGE

1518 365

DONNIE C. TANKERSLEY
THIS MORTGAGE was made this 17th day of September 1980, between the Mortgagor, Larry E. Watts and Linda J. Watts (herein "Borrower"), and the Mortgagee, Federal Savings & Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P.O. Box 10148, Greenville, S.C. 29603 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Nine Thousand, Six Hundred and No/100 (\$59,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 17, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2010

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 lot of land, with building and improvements thereon, situate, lying and being on the eastern side of Buckingham Road and being shown as Lot No. 244 on a plat of Property of Gower Estates, Section B, made by R.K. Campbell, dated December, 1961, said plat being recorded in the R.M.C. Office for Greenville County in Plat Book XX at Pages 36 and 37. See said plat for more complete property description.

DERIVATION: See Deed of Max W. Kennedy and Gwen W. Kennedy to Thomas F. Dunn and Sara C. Dunn dated November 26, 1976 and recorded in Greenville R.M.C. Office in Mortgage Book 1046, Page 875.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
23.84

which has the address of 111 Buckingham Road, Greenville, South Carolina (herein "Property Address");

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 seized 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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