

Mortgagee's mailing address: 301 College St., Greenville, S.C. 29601

FILED  
S. C.  
NOV 26 AM '80  
MORTGAGE  
SIMPSONVILLE

1525-873

# MORTGAGE

THIS MORTGAGE is made this 26th day of November, 1980, between the Mortgagor, Edwin R. Watkins and Barbara O. Watkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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 December 1, 1995;

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, situate, lying and being in Austin Township, Greenville County, State of South Carolina, being known and designated as Lot No. 33 in the subdivision known as Greenbrier, plat thereof being recorded in the Greenville County RMC office and being more fully described as follows:

Beginning at an iron pin on the north side of Greenbrier Drive at corner of Lot No. 32 and running thence N. 35-30 W. 222.7 feet to an iron pin; thence S. 57-17 W. 100 feet to an iron pin; thence S. 35-30 E. 235.7 feet to an iron pin on Greenbrier Drive; thence N. 49-50 E. 100 feet to the beginning corner.

This is the same property conveyed to the Mortgagors herein by deed of Lou G. Barnes dated May 3, 1963, and recorded in the RMC Office for Greenville County on May 13, 1963, in Deed Book 722 at Page 415.

This is a second mortgage and is junior in lien to that mortgage executed to the First Federal Savings and Loan Association of Greenville, recorded in the RMC Office for Greenville County in Mortgage Book 917 at Page 275.

DOCUMENTARY  
STAMP

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which has the address of 212 Greenbrier Drive, Simpsonville, (Street) (City), South Carolina 29681 (herein "Property Address"); (State and Zip Code)

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 seised 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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