

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
REC'D
JAN 4 11 AM '80
R.M.C. OFFICE
GREENVILLE, S. C.

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

WHEREAS, WE, JIMMY A. WATKINS and PATRICIA E. WATKINS

(hereinafter referred to as Mortgagor) is well and truly indebted unto MIRIAM C. GODSEY & FURMAN L. GODSEY

(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

NINETEEN THOUSAND ONE HUNDRED ----- Dollars (\$ 19,100.00) due and payable \$405.83 on the 30th day of January, 1981 and a like amount on the 30th day of each and every month thereafter until the entire principal sum is paid in full; said installments to be applied first in payment of interest and balance to principal

with interest thereon from _____ date _____ at the rate of ten (10%) per centum per annum, to be paid: monthly

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, the Mortgagee's heirs, 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, about three miles west of the City of Greenville, on Alternate Highway 13, (now known as New Easley Highway U.S. 123) adjoining lands now or formerly of Perry Owens on the east, and also adjoining land now or formerly of J. Robert Martin, Jr., and said Highway, and having the following metes and bounds, according to a plat made by W. J. Riddle on August 29, 1944:

BEGINNING at an iron pin on right-of-way of U. S. Highway 123, and running thence N. 3-10 W. 175.5 feet; thence N. 1-20 W. 500 feet to iron pin; thence N. 12-00 W. 379 feet to stake on branch; thence with branch N. 78-45 E. 134 feet; thence S. 35-0 E. 73 feet to stake; thence S. 23-22 E. 283 feet to iron pin; thence S. 17-18 E. 694 feet to iron pin; thence S. 16-20 W. 111 feet to stake on right of way; thence with right-of-way N. 86-55 W. 356 feet to the beginning corner.

LESS HOWEVER that certain tract conveyed by R. E. Godsey to Mack Godsey as shown by deed recorded July 15, 1963 in Deed Volume 727, page 283 of the R.M.C. Office for Greenville County, South Carolina, and

LESS HOWEVER that certain tract conveyed to Furman L. Godsey by deed dated and recorded August 11, 1952 in Deed Volume 461, page 161.

This is the same property conveyed to mortgagors by mortgagees by deed of even date herewith to be recorded.

MORTGAGEES' address:

Miriam Craig Godsey
Sunshine Avenue
Greenville, S. C. 29609

Furman L. Godsey
300 West 9 - 1/2 Mile Road
Cantonment, Florida 32533

RECORDED
DOCUMENTARY
JAN 13 1980
R.M.C. OFFICE
GREENVILLE, S. C.

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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.

4.00 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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