

MORTGAGE OF REAL ESTATE

BOOK 1539 PAGE 414

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, MICHAEL H. WATTS AND TERRI L. WATTS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

JOE G. THOMASON AND MARGARET A. THOMASON

(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 Twelve Thousand and no/100ths

Dollars (\$12,000.00) due and payable

on or before April 23, 1982

with interest thereon from April 23, 1981 at the rate of 12% per centum per annum, to be paid: on due date

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 aforeaid 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, Paris Mountain Township, being shown and designated as part of Lot No. 9 and 2 acres on a plat prepared for Michael H. Watts and Terri L. Watts by Freeland Associates dated April 23, 1981 and entitled "Survey for J. & B. Investment Company", which plat is of record in the R. M. C. Office for Greenville County in Plat Book 8-0 at Page 30 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin at the center of Phillips Trail (county road) and running thence along an asphalt road N. 11-00 E. 252.8 feet to a new iron pin; thence continuing N. 1-48 W. 210.8 feet to a new iron pin along the asphalt road; thence running from the new iron pin N. 40-20 E. 60.5 feet to a new iron pin; thence proceeding S. 80-48 E. 133.2 feet to a new iron pin found on the asphalt road; thence continuing and running S. 56-27 E. 161.5 feet to a new iron pin; thence proceeding S. 77-52 E. 18.5 feet; thence turning from said pin S. 32-09 W. 319.0 feet to a new iron pin; thence N. 84-55 W. 38.3 feet to a new iron pin; thence continuing N. 69-37 W. 118.9 feet to a point; thence turning S. 9-53 W. 163.0 feet to a new point that touches Phillips Trail; thence running along Phillips Trail S. 74-39 W. 18.2 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of Joe G. Thomason and Margaret A. Thomason, of even date, to be recorded herewith.

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 such 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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