

MORTGAGE

BOOK 1543 PAGE 665

THIS MORTGAGE is made this 10th day of June 1981 between the Mortgagor, Joe Cal Watson and Susanna D. Watson (herein "Borrower"), and the Mortgagee, Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is P. O. Box 10148, Greenville, South Carolina, 29603, (herein "Lender").

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WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Nine Thousand Five Hundred and No/100 (\$29,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1981, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2011

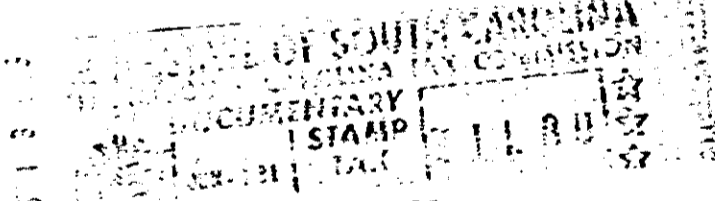
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 piece, parcel or lot of land, together with buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as a portion of Lot No. 46 on a Plat of Property of D. W. Cochrane, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book I, Pages 92 and 93 and having, according to a more recent plat entitled "Property of Marion Perry Greene" prepared by Carolina Surveying Co., May 29, 1972, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Oakview Drive at the joint front corner of Lots No. 39 and 46 and running thence S. 52-04 E. 136 feet to an iron pin; thence S. 37-56 W. 10 feet to an iron pin; thence S. 52-04 E. 25 feet to an iron pin; thence S. 37-56 W. 60 feet to an iron pin at the joint rear corner of Lots Nos. 46 and 47; thence along the joint line of said lots N. 52-21 W. 141.4 feet to an iron pin on the Southern side of Oakview Drive; thence with said Drive N. 21-56 E. 72.8 feet to the point of beginning.

This conveyance is subject to all restrictions, setback lines, roadways, easements, and right-of-ways, if any, affecting the above described property.

This is the identical property conveyed to the Mortgagors herein by deed of Joseph J. Blake, Jr., recorded on June 10, 1981, in the RMC Office for Greenville County, South Carolina, in Deed Book 1149, at Page 697.



which has the address of 11 Oakview Drive Greenville South Carolina 29605 (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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