

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
TAMMERSLEY
M.C.

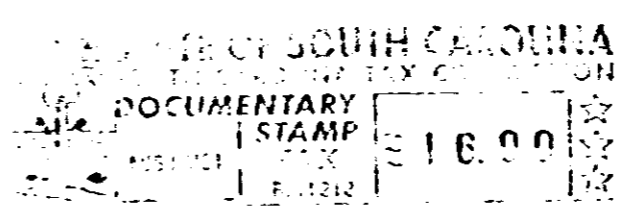
**MORTGAGE
OF
REAL PROPERTY**

THIS MORTGAGE, executed the 13th day of August, 1981, by Billy G. Watkins (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P.O. Box 2568, Greenville, South Carolina 29602

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated August 13, 1981, to Mortgagee for the principal amount of Forty Thousand Dollars and No/100-----Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):
All that certain piece, parcel or lot of land located within the County of Greenville, State of South Carolina, being designated as Lot #6, on a plat of Bateswood Subdivision dated May 22, 1978, and recorded in the Greenville County RMC Office in Plat Book 6-H at Page 69 containing 2.3 acres more or less. Said property being more particularly described as follows:

BEGINNING at an iron pin on the northeast side of Bateswood Court at the joint corner of Lot 6 and 7 on said plat and running thence in an arc the cord of which is N. 30-46 E. 39.4 feet to an iron pin; thence N. 12-56 W. 38.5 feet to an iron pin on Bateswood Court the joint front corner of Lots 5 and 6; thence turning and running on the joint line of Lots 5 and 6 on said plat N. 37-35 E. 252 feet more or less to an iron pin on Griffith's Fish Pond Creek; thence turning and running along said creek, the creek being the true property line the course of which is as follows: S. 59-4 E. 71 feet to an iron pin; thence S. 35-55 E. 131.4 feet to a pin; thence N. 60.58 E. 31 feet to an iron pin; thence S. 33-11 E. 135.5 feet to a pin; thence S. 22-56 E. 78.2 feet to a pin; thence S. 59-45 E. 90.5 feet to an iron pin; thence turning and leaving said creek and running S. 18-34 feet W. 73.3 feet to an iron pin; thence turning and running along the property line of Lots 6 and 9 of said plat N. 70-0 W. 125 feet to an iron pin at the joint rear corner of Lots 8 and 9 of said plat, thence running along the common line of Lot 8 and Lot 6 of said plat N. 72-50 W. 250 feet to an iron pin at the joint rear corner of Lot 7 and 8 of said plat; thence running along the common line of Lots 7 and 6 of said plat N. 72-50 W. 140 feet to an iron pin, the point of beginning. This is the same property conveyed to Billy G. Watkins by deed dated May 27, 1981 by Alvin E. Smith, Tr. recorded June 9, 1981.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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