

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

FILED
GR... CO. S. C. BOOK 1564 PAGE 360
FEB 23 3 36 AM '82
DONNA... WATKERSLEY
R.M.C.

To All Whom These Presents May Concern: G. HENRY WATKINS AND W. BRUCE RICHMOND

SEND GREETING:

WHEREAS, we the said G. Henry Watkins and W. Bruce Richmond in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty-Three Thousand and No/100 (\$ 23,000.00) Dollars, with interest from the date hereof at the rate of seventeen per cent (17 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of Three Hundred Fifty-Three and 98/100

(\$ 353.98) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

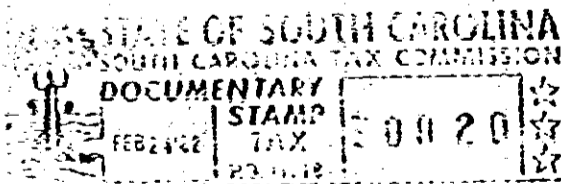
KNOW ALL MEN BY THESE PRESENTS, That we the said G. Henry Watkins and W. Bruce Richmond, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor_s in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the west side of Long Hill Street, being shown and designated as Lot No. 84, on plat of Augusta Road Ranches, recorded in the RMC Office for Greenville County, S. C., in Plat Book "M", at Page 47.

Said lot fronts on the westerly side of Long Hill Street 60.3 feet, has a depth of 267.5 feet on the northerly side, a depth of 276 feet on the southerly side, and is 60.06 feet across the rear.

The within is the identical property heretofore conveyed to the mortgagors by deed of Frank P. McGowan, Jr., as Master in Equity, dated 23 February 1982, to be recorded herewith.

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