BOOK 1538 PAGE 280

LONG, BLACK & GASTON

FILED
GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEC 16 11 16 AM '82
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LLOYD H. WATSON and ELIZABETH C. WATSON

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

COMMUNITY BANK

(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 TEN THOUSAND, TWO HUNDRED and No/100---------- ---------- Dollars ($ 10,200.00) due and payable

IN ACCORDANCE WITH THE TERMS OF THE NOTE OF EVEN DATE HEREWITH FOR WHICH THIS MORTGAGE STANDS AS SECURITY

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, 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, being shown as Lot 60 on plat of the revision of the Extension of Shamrock Acres, recorded in the RMC Office for Greenville County in Plat Book RR, Page 133, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Kingswood Drive at the joint front corner of Lots 59 and 60 and running thence with the common line of said lots, N. 54-45 W. 146.5 feet to an iron pin; thence S. 37-20 W. 116.3 feet to an iron pin on the northeasterly side of County Cork Drive; thence with said Drive, S. 53-0 E. 127.7 feet to an iron pin; thence around a curve at the intersection of County Cork Drive and Kingswood Drive, (the chord of which is N. 82-0 E. 28.3 feet) to an iron pin on the northwesterly side of Kingswood Drive; thence with said Drive, N. 37-0 E. 100 feet to the point of BEGINNING.

THIS is the same property conveyed to the Mortgagors herein by deed of Furman O. Burgess, dated August 29, 1967 and recorded August 30, 1967 in the RMC Office for Greenville County in Deed Book 827 at Page 266.

THIS mortgage is junior in lien to that certain mortgage in favor of Carolina Federal Savings and Loan Association, recorded in the RMC Office for Greenville County in REM Book 957 at Page 46.

STATE OF SOUTH CAROLINA
TAX COMMISSION
DOCUMENTARY STAMP TAX
DEC 1982
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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.

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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