

FILED
GREENVILLE CO. S. C.

P. O. Box 408
Greenville SC 29602

BOOK 1598 PAGE 740

MAR 22 11 33 AM '83

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 18th day of March, 1983, between the Mortgagor, Richard D. Watts and Martha F. Watts, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of ~~Ten thousand one hundred fifty dollars & no cents~~ (10,150.00) Dollars, which indebtedness is evidenced by Borrower's note dated Mar 18, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on ~~April 1, 1993~~

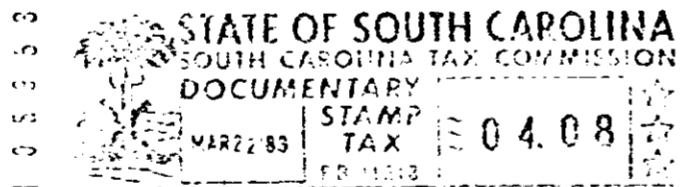
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lot Number 56 of the Canebrake subdivision on plat recorded in Plat Book 5-P at page 46 of the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Duquesne Drive at the joint front corner of Lots 56 and 57 and running thence with the joint line of said lots, N 33-00 W 136.99 feet to an i.p.o.; thence turning and running, N. 51-55 E. 80.0 feet to an i.p.o. at the joint rear corner of Lots 56 & 55; thence turning and running with the common line of said lots, S 41-11 E 141.88 feet to an i.p.o. on Duquesne Drive; thence turning and running along said Drive, S 54-55 W 99.95 feet to the point of beginning.

This being the same property conveyed to the mortgagor(s) herein by deed of Jimmy M. Bridges, and recorded in the RMC Office for Greenville County, on 01-09-79, in Deed Book 1095, and page 37.

This is a second mortgage and is junior in lien to that mortgage executed by Richard D. Watts and Martha F. Watts, in favor of First Federal Savings and Loan of South Carolina, which mortgage is recorded in the RMC Office for Greenville County, in Book 1454, and page 732.



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which has the address of 211 Duquesne Drive Greer,
(Street) (City)
SC 29651 (herein "Property Address");
(State and Zip Code)

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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