

FILED
GREENVILLE
OCT 19 2 28 PM '83
DONNIE R. SLEY
R.M.C.

809.1531 PAGE 453

MORTGAGE

THIS MORTGAGE is made this 18th day of October, 1983, between the Mortgagor, Willie Lee Watson, Jr., (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 Forty-Three Thousand and 00/100 (\$43,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated _____, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on _____;

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, with all improvements thereon or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated at Lot No. 121 of a subdivision entitled "Addition to Greenbrier" prepared by C. F. Webb, RLS, June, 1961, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book AAA, at page 61, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Fairlane Drive, joint front corner of Lots Nos. 121 and 120, and running thence along the southwestern side of said Fairlane Drive, S. 45-40 W. 174 feet to an iron pin at the intersection of said Fairlane, and Brooks Road; running thence with the eastern side of said Brooks Road, S. 54-08 W. 110.1 feet to an iron pin; thence continuing with the eastern side of Brooks Road, S. 27-08 W. 45 feet to an iron pin in an unnamed county road; thence with the northeastern side of said unnamed county road, S. 01-54 E. 125 feet to an iron pin at the joint corner of Lots 121 and 122; thence with the joint line of said lots, N. 89-46 E. 126 feet to an iron pin in the joint line of Lots 121 and 120; thence with the joint line of said lots, N. 44-20 E. 150 feet to the point of beginning, being one of the lots conveyed to Milton Trotter by J. M. Snipes by deed dated November 30, 1962, and recorded in the R.M.C. Office for Greenville County in Deed Vol. 712, at Page 87.

This is also the same property conveyed to South Carolina National Bank by deed of Frank P. McGowan, Jr., Master-in-Equity for Greenville County, dated March 27, 1979 and recorded on March 29, 1979 in Deed Book 1099 at page 449

which has the address of _____ Fairlane Drive _____ Mauldin _____
(Street) (City)
South Carolina 29662 (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 seised 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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