

GADDY & DAVENPORT, P.A., ATTORNEYS AT LAW

Mortgage of Real Estate

Vol. 1370 pg 733

State of South Carolina
County of Greenville

THIS MORTGAGE is dated July 2, 19 84

THE "MORTGAGOR" referred to in this Mortgage is Michael G. Stafford and Diana Z. Stafford

whose address is 110 W. Earle Street, Greenville, South Carolina 29609

THE "MORTGAGEE" is Frank R. Watson

whose address is 302 Rolling Green Road, Greenville, South Carolina 29615

THE "NOTE" is a note from Michael G. Stafford and Diana Z. Stafford

to Mortgagee in the amount of \$ 16,500.00 dated June 19 84. The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is June 15 19 89. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 16,500.00, plus interest, attorneys' fees not to exceed fifteen (15%) per cent of the unpaid debt, and court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c) Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, and the Mortgagee's heirs, successors and assigns, the following described property:

ALL that certain lot of land with all improvements thereon lying in the State of South Carolina, County of Greenville, City of Greenville, on the western side of Townes Street, being the southern portion of Lot 45 of Section C on a Plat of Stone Land Company, recorded in Plat Book A at Pages 337 through 345 in the RMC Office for Greenville County and being further described as follows:

BEGINNING at a point on the western side of Townes Street, which point is 150 feet south of the southwestern corner of Croft and Townes Street, and running thence N. 83-13 W. 131 feet to a stake on the western side of Lot 45, thence along the western side of Lot 45, S. 1-41 W. 50 feet to a stake; thence along the southern line of said Lot S. 83-13 E. 131 feet to Townes Street; thence along Townes Street N. 1-4 E. 50 feet to the beginning corner.

Being the same property conveyed to Addie T. Watson by deed of E. E. Stone dated August 4, 1919 recorded in Deed Book 45 at Page 538; Addie T. Watson having died testate on December 5, 1983, leaving her Will with Codicils attached and devising the above described property to her son, Frank R. Watson, as will appear by reference to Estate File #83ES230072 in the Office of the Probate Court for Greenville County.

IN THE EVENT OF SALE OR TRANSFER OF THE WITHIN PROPERTY, THE MORTGAGEE MAY DECLARE ALL INDEBTEDNESS TO BE DUE AND PAYABLE IMMEDIATELY.

IT IS AGREED THAT THE WITHIN MORTGAGE IS A PURCHASE MONEY MORTGAGE.

2 JUL 03 1984 001

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JUL 13 1984
STAMP TAX \$ 04.95
PB 11218

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);

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RECEIVED

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