

MORTGAGE OF REAL ESTATE -

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STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE S.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

DODD  
10-22 PM 1984  
WATKINSLEY

WHEREAS, I, Daniel Raymond Penicaro and Ellen Penicaro

(hereinafter referred to as Mortgagor) is well and truly indebted unto Benjamin F. Watkins

(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 Forty Two Thousand Five Hundred and No/100----- Dollars (\$ 42,500.00 ) due and payable

Four Hundred and No/100 (\$400.00) Dollars per month, commencing on or before the 15th day of September, 1984, and a like amount to be paid on or before the 15th day of each and every month thereafter until paid in full; no penalty for prepayment of part or all of principal at any time,

with interest thereon from date at the rate of 10% per centum per annum, to be paid: monthly

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 and designated as a 1.10 acre tract on a plat entitled "Survey for Benjamin F. Watkins:", dated June 25, 1984, by Jeffery M. Plumblee, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 10-4, at Page 25, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a point on the northeastern side of Scaly Bark Road, joint front corner of the instant property and property belonging to Mortgagee, and running thence N. 20-02 W. 181.1 feet to an iron pin; thence continuing along Scaly Bark Road at its intersection with Camelback Road, N. 9-36 E., 44.5 feet to a point on Camelback Road at its intersection with Scaly Bark Road; thence continuing with Camelback Road, N. 36-38 E., 145.6 feet to an old iron pin; thence running S. 42-35 E., 89.3 feet to a point; thence running S. 19-13 E., 200 feet to an old iron pin; thence running S. 19-16 E., 65 feet to an old iron pin; thence running S. 85-16 W. 180.6 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by the Mortgagee herein dated July 16, 1984, and recorded in the RMC Office for Greenville County, South Carolina, simultaneously herewith.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
JUL 19 84  
12.75  
T.O. 11/15

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 such 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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