

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

Vol. 1682 Page 603

COUNTY OF GREENVILLE  
GREENVILLE CO. S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEP 20 4 12 PM '84

WHEREAS, ~~DOUGENE BAENSON~~ <sup>EUGENE BAENSON</sup>, Trustee  
R.M.C.

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

First Citizens Bank & Trust Company

(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 Nine Thousand and no/100-----

Dollars (\$ 9,000.00 ) due and payable

in 60 installments of \$200.20 each.

with interest thereon from date at the rate of 12 per centum per annum, to be paid: in above payments.

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:

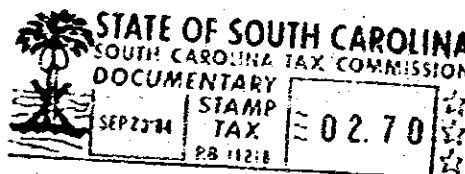
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, located at 100-106 E. North Street, and having the following metes and bounds, to-wit:

Beginning at an iron pin at the corner of East North Street and Brown Street and running in a southerly direction along Brown Street 150 feet; thence in an easterly direction along the line of an adjoining lot and parallel with East North Street 100 feet to property now or formerly of Finley; thence in a northerly direction along the line of Finley property and parallel with Brown Street 150 feet to East North Street; thence in a westerly direction along East North Street 100 feet to the point of beginning.

This is a second mortgage.

This being the same property conveyed to William N. Watson by Amelia L. Reilly by deed of August 6, 1918 recorded in the R.M.C. Office for Greenville County in Vol. 50, Page 193, and placed in trust for the benefit of E.P. Watson, Jr. and W.N. Watson, Jr. by Will of William N. Watson as shown by Greenville County Probate Court Apt. 446, File 11. Eugene B. Watson was appointed successor trustee as shown by Judgment Roll I-2527 of October 25, 1961.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.