Mortgagee's Address: Route 8, Greer, S.C. 29651

STATE OF SOUTH CAROLINA

FILED

MORTGAGE OF REAL ESTATE

BOOK 1481 PAGE 195

COUNTY OF GREENVILLE

in full

4 13 PH 179 TO ALL WHOM THESE PRESENTS MAY CONCERN:

Charles N. Padgett

DONN'S STANKERSLEY સ.મ.દ

WHEREAS. James R. Watson and Sarah R. Watson

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

(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 Thirteen Thousand Five Hundred and No/100ths----------- Dollars (\$ 13,500.00) due and payable in sixty (60) equal monthly installments of Two Hundred Eighty-Six and 84/100ths (\$286.84) Dollars, beginning thirty (30) days from date and continuing on the same date of each successive month thereafter until paid

at the rate of ten (10) per centum per annum, to be paid: same time as with interest thereon from with interest thereon from date at the rate aforesaid payments of principal.

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:

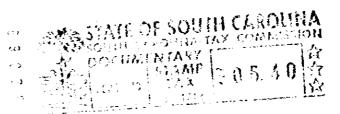
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgager 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 situate, lying and being on the northern side of Embry Street, being known and designated as Lot No. 38 of a subdivision known as Colonial Hills, Section II, according to a plat prepared by Piedmont Engineers & Architects, dated April 24, 1964, and recorded in the R.M.C. Office for Greenville County in Plat Book RR at Page 185, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Embry Street, joint front corner of Lots No. 38 and 37 and running thence along the joint line of said lots, N. 5-55 W. 192.0 feet to an iron pin in the rear line of Lot No. 50; running thence S. 81-00 W. 90.0 feet to an iron pin at the joint rear corner of Lots No. 38 and 39; running thence along the joint line of these lots, S. 5-55 E. 187.2 feet to an iron pin on the northern side of Embry Street; thence along the northern side of Embry Street, N. 84-05 E. 90.0 feet to an iron pin, the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Williams Land Company, Inc. dated January 28, 1965, and recorded in the R.M.C. Office for Greenville County in Deed Book 766 at Page 426.

The lien of the within mortgage is second and subsequent to the lien of that certain mortgage given by the mortgagors herein to First Federal Savings and Loan Association dated January 29, 1965 and recorded in the R.M.C. Office for Greenville County in Mortgage Book 985 at Page 178 and having a present principal balance of \$8,253.33.



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 heremahove 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.