

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
30. S. C.
3 44 PM '80
W.C. WATERSLEY

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

WHEREAS, We, Patrick M. Watts and Ann Marie Watts

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clyde T. Scott and Amy C. Scott
Rt 7, Mountain Brook Trail
Greenville, SC 29609

(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

Eleven-thousand five-hundred and no/100ths----- Dollars (\$ 11,500.00) due and payable

with interest thereon from December 1, 1980 at the rate of 10 per centum per annum, to be paid:
Final payment due June 1, 1981

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

ALL that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, in Butler Township, shown as 6.93 acres on plat recorded in P lat Book 5R at page 83 and having according to above plat, the following courses and distances:

Beginning at a cap and nail on eastern side of Anderson Bridge-Pelham Road and southern corner of fifty (50) foot right of way and runs thence with said road, S. 30-51 E. 14-10 feet; thence continuing with center of said road, S. 34-42 E. 100 feet, S. 40-37 E. 100 feet; S. 47-12 E. 100 feet; S. 48-01 E. 100 feet; S. 49-42 E. 62 feet to cap and nail in center of said road, joint corner with property of James Henry McCall; thence with McCall line, N. 49-02 E. 607.1 feet to iron pin; thence, with Boerma line, N. 34-08 W. 381.20 feet to iron pin, corner with southern side of right of way; thence with side of right of way the following courses: S. 72-27 W. 121-28 feet; S. 67-13 W. 77.82 feet; S. 59-08 W. 69.10 feet; S. 55-01 W. 250-79 feet; thence S. 43-21 W. 163.35 feet to the beginning corner.

Being the same property conveyed to Patrick M. Watts and Ann Marie Watts by deed of Clyde T. Scott and Amy C. Scott dated and recorded concurrently herewith.

THIS MORTGAGE IS JUNIOR TO THAT MORTGAGE IN FAVOR OF FIDELITY FEDERAL SAVINGS AND LOAN ASSN AS RECORDED IN MORTGAGE BOOK 1526 page 252.

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STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
\$ 04.60

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 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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