Bartol

GREENVILLE CO.S. C IN 8 3 02 PM 77 DONNIE S. TANKERSLEY



208x 1400 PAGE 389

C

State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

paid, to be due and payable ...thirty. years after date; and

Lawrence J. Watson and Nancy B. Watson

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Seventy-three Thousand and No/100

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

Pive Hundred Sixty-one and 31/100

(\$ 561.31

) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, longained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, being known and designated as Lot No. 45 on plat entitled Final Plat for Section "F" Gower Estates, which is recorded in Plat Book JJJ, at Page 99 in the R.H.C. Office for Greenville County, S. C. and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Henderson Road, said point being the joint front corner of Lots 45 and 46, and running thence with the common line of said lots, S. 25-6 E. 177.4 feet to an iron pin at the joint rear corner of Lots 45 and 46; thence with the common line of Lots 44 and 45, S. 56-10 W. 254.9 feet to an iron pin on the Northeastern side of Wembley Road; thence with the Northeastern side of Wembley Road, N. 26-39 W. 180.3 feet to an iron pin; thence with the curve of Henderson Road and Wembley Road, the chord of which is N. 12-34 E. 38.8 feet to an iron pin on the Southern side of Henderson Road; thence with Henderson Road, N. 63-43 E. 233.1 feet to an iron pin, the point of beginning.

This is the same property acquired by mortgagors herein by deed of Georgia C. Holden, dated August 21, 1973 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 908, at Page 368.

