

MORTGAGE OF REAL ESTATE - Office of Price & Poag, Attorneys at Law, Greenville, S. C.

800 1421 432

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: CHARLES E. WATKINS & SYBIL D. WATKINS

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

WHEREAS, the Mortgagor is well and truly indebted unto SOUTHERN 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

SEVENTH THOUSAND FIVE HUNDRED FIFTY-NINE AND 28/100 DOLLARS (\$ 7,559.28)
due and payable

in Thirty-Six (36) consecutive monthly installments of \$209.98 (Two Hundred Nine and 98/100) to be applied first to interest, which has been added to the principal above, and then to principal, the first payment to be made on March 8, 1978 and continuing on the 8th day of each and every month until paid in full.

with interest thereon from date at the rate of seven/(7) per centum per annum, to be paid: as stated above

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 parcel or lot of land in Greenville County, South Carolina, near the City of Greenville, being shown on plat of Property of Johnny and Kathryn J. Quinn, which plat was made by C. O. Riddle, Engineer, July, 1963, and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the westerly side of White Horse Road in the corner of the Proffitt property; and running thence along the right of way of White Horse Road, S. 4-35 E. 114.1 feet to an iron pin; thence S. 86-44 W. 294 feet to an iron pin; thence N. 22-53 E. 128.7 feet to an iron pin; thence along the line of the Proffitt Property, N. 87-05 E. 234.6 feet to an iron pin, the point of beginning.

The above described property is the same conveyed to the Mortgagors by the Deed of Johnny Quinn and Kathryn J. Quinn dated September 27, 1971 and recorded in Deed Book 926, at Page 189 on September 28, 1971.

The above described lot of land is conveyed subject to restrictions, easements, and rights-of-way, as shown on the referred to plat or appearing of record.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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