

Foster & Richardson, Attorneys at Law, GREENVILLE, CO. S. C. FILED 1400 PAGE 628
 STATE OF SOUTH CAROLINA } AUG 10 10 45 PM '70 MORTGAGE OF REAL ESTATE BOOK 71 PAGE 749
 COUNTY OF GREENVILLE } CONNIE S. TANKERSLEY
 R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Gay Z. Watts

hereinafter referred to as Mortgagor) is well and truly indebted unto Caine & Estes Insurance Agency d/b/a Caine Company

(hereinafter referred to as Mortgage) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirty Three Thousand Five Hundred and No/100 Dollars (\$ 33,500.00) due and payable according to the terms of a note executed in favor of Southern Bank & Trust Company and endorsed by Caine & Estes Insurance Agency d/b/a Caine Company. It being the intent of the Mortgagor to execute this mortgage in favor of Mortgagee in consideration of endorsing Mortgagor's note. Mortgagee to have full privileges as a mortgage holder and in the event of default to the Southern Bank and Trust Company and repayment of said note, then Mortgagee may foreclose this mortgage for the balance due said Southern Bank & Trust Company with interest thereon from date at the rate of per centum per annum, to be paid.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagee'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 Mortgagee 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 Mortgagee in hand well and truly paid by the Mortgagor at and before the making 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 piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, on the northern side of Rock Creek Drive and being known and designated as Lot No. 6 on plat of Property of Elizabeth G. McCall recorded in the RMC Office for Greenville County in Plat Book "2", at Page 47, and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Rock Creek Drive at the joint front corner of Lots Nos. 6 and 7 and running thence along the northern side of said Drive N. 72-23 E. 117.5 feet to an iron pin at the joint front corner of Lots Nos. 5 and 6; thence along the joint line of said Lots N. 30-45 E. 225.4 feet to an iron pin on the bank of Reedy River; thence in a northwesterly direction along the meanderings of said River, the traverse line being N. 61-06 W. 103 feet to an iron pin on the bank of said River; thence along the joint line of Lots Nos. 6 and 7 S. 33-19 W. 249 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Reginald W. Crouch and Ina S. Crouch dated August 15, 1968 and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 850, at Page 353, August 15, 1968.

MORTGAGOR: *Watts*
 STATE OF SOUTH CAROLINA DOCUMENTARY TAX COMMISSION STAMP TAX 13.40
 AUG 17 1970
 MORTGAGEE: CAINE & ESTES INSURANCE AGENCY
 P.O. Box 2007
 Greenville, S.C. 29602
 AUG 13 1980
 Caine & Estes Insurance Agency
 by *[Signature]*

Together with all and singular rights, members, tenements, and appurtenances to the same belonging in any way of claim or appurtenance, 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 herein that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate

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