

P.O. Box 10148 Greenville, S.C.

Greenville, S. C. 29603

BOOK 1535 PAGE 252

MAR 16 3 05 PM '81  
DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

BOOK 83 PAGE 1128

THIS MORTGAGE is made this 16 day of MARCH 1981 between the Mortgagor, FRANK M. WATKINS, SR., (herein "Borrower"), and the Mortgagee, FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 500 E. WASHINGTON ST., P.O. BOX 10148, GREENVILLE, S.C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 16, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on APRIL 1, 2001

...and fairview Avenue, said pin being the joint front corner of Lots Nos. 14 and 15, Block U, Section 5, and running thence along the joint line of said lots, S. 80-58 W. 170 feet to an iron pin on the edge of a strip reserved for utilities; thence along the edge of said strip N. 7-23 W. 62 feet to an iron pin, joint rear corner of Lots Nos. 13 and 14; thence along the joint line of Lots Nos. 13 and 14 N. 78-10 E. 168.3 feet to an iron pin on the westerly side of Carolina Avenue; thence along the westerly side of Carolina Avenue S. 9-0 E. 70 feet to the point of beginning.

Derivation: Deed Book 1144, Page 349 - John Phillip Anthony et. al 3/26/81

*Donnie S. Tankersley*  
20148

BY *Donnie S. Tankersley* Attorney in Fact for the Mortgagor  
BY *Frank M. Watkins, Sr.* President of the Borrower  
BY *Donnie S. Tankersley* Attorney in Fact for the Mortgagee  
which has the address of 120 Carolina Avenue, Greenville, S. C. 29607 (herein "Property Address") (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's assigns, for use of the Borrower, with all the improvements now or hereafter erected on the property and appurtenances thereto, together with all the improvements, oil and gas rights and profits, water, water rights and water, and all other rights and interests in and to the property, all of which, including replacements and additions thereto, shall be deemed to be a part of the property covered by this Mortgage; and all of the foregoing together with said property (if the Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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4.0001

DEC 27 1983

2.0001 MORTGAGE