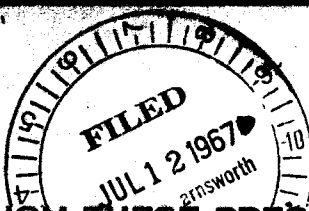


The State of South Carolina,
COUNTY OF GREENVILLE



BOOK 1063 PAGE 184

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, EDWARD J. WATKINS and IDA L. WATKINS

HEREINAFTER CALLED THE MORTGAGOR, IN THE STATE AFORESAID, SEND GREETINGS:

WHEREAS, the Mortgagor in and by a certain note or notes, or obligation, bearing date the day of the date of these Presents, stand firmly held and bound to pay unto Cox Finance Company

hereinafter called the Mortgagee, in the said State, the sum of
One Thousand three hundred forty-four and no/100 (\$1344.00)

Dollars

Twenty-four (24) months after date (without grace), with interest thereon after maturity at the rate of per cent, per annum, payable annually until paid; and the said mortgagor hereby agrees to pay all taxes or assessments, State, County and Municipal—as levied, assessed or charged against the property hereby mortgaged, as soon as the same shall become due and payable, or to repay on demand to said Mortgagee any or all such taxes, assessments, costs or penalties that may be paid by the said mortgagee whilst said note remains unpaid. (The said Mortgagee is hereby authorized to pay such, if the same be not paid when due by the Mortgagor, his Heirs, Executors or Administrators; it being distinctly understood and agreed that default in the payment of the principal, and interest, and taxes, and costs, and penalties, aforesaid, or of either, shall be a breach of the condition of said note or notes and of this mortgage.)

And it is further agreed that in case this mortgage be foreclosed, or be put into the hands of an Attorney for collection or foreclosure, a commission of ten per cent upon the amount due shall be added to cover Attorney's fees for collecting the same, which is hereby secured by the mortgage; and this mortgage shall also secure and cover any and all extensions or renewals of the said note or notes or obligation, whether represented by the original note or notes or by a new note or notes, so long as the indebtedness secured by this mortgage, or any part thereof, may remain unpaid in full. And this mortgage shall also secure any other indebtedness that I may now or hereafter be due or may owe the said Mortgagee, as maker, endorser or otherwise, and any indebtedness owed by me, as original obligor, endorser or otherwise, and acquired by said Mortgagee.

NOW KNOW ALL MEN, that the Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the Mortgagee, according to the condition of the said note, and also in consideration of the further sum of Three Dollars 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, have granted, bargained, sold and released, and by these Presents DO GRANT, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain lot of land in Greenville County, State of South Carolina, in Gantt Township, being known and designated as lot No. 12, as shown on a plat of Fairfield Place, recorded in the R.M.C. Office for Greenville County in Plat Book BB at Page 141, and being more particularly described as follows:

Beginning at an iron pin in the joint front corner of lots Nos. 10 and 12, on the Southwest side of Maggie Street, and running thence with said street, N. 36-10 W. 30 feet to an iron pin; thence with the curve of the intersection of Maggie Street and Drummond Court, the chord of which is W. 93-40 W. 27 feet more or less, to an iron pin in the Southeast side of Drummond Court; thence with said court, S. 47-42 W. 75 feet to an iron pin; thence continuing with said Court, S. 35-23 W. 75 feet to an iron pin, corner of lot 21; thence with the line of said lot, S. 40-34 E. 64.9 feet to an iron pin, rear corner of lot 10; thence with line of said lot, N. 53-50 E. 160 feet to the point of beginning. Said lot being conveyed to Edward Watkins and Ida Watkins, by Maggie King by Deed dated December 13, 1954, and being recorded in the office of the clerk of court of Greenville County in Deed Book 515, page 220.