

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

JUN 1 3 49 PM '70

OLLIE FARNSWORTH
R. H. C.

MORTGAGE OF REAL ESTATE

BOOK 1150 PAGE 521

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, M. C. Watkins, Jr. and Ann Ball Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto
Southern Bank and Trust Company, Piedmont, S. C.

(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

Two thousand one hundred forty - three and 08/00 - - - Dollars (\$ 2, 143. 08) due and payable

Six months from date .

with interest thereon from date at the rate of 8 per centum per annum, to be paid: in advance

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

All that lot of land in Greenville County, South Carolina, containing 1. 05 acres, more or less, according to Survey by Jones Engineering Services made June 24, 1966 and recorded in Plat Book MMM , Page 169, RMC Office for Greenville County and more particularly described according to said Plat as follows :

BEGINNING at an iron pin on the North side of Fisher Road at line of Terra Pine Estate ; thence S. 16-12 E. 25 feet to middle of Fisher Road ; thence S. 82-44 W. along center of said road 100 feet to point ; thence N. 89-51 W. along center of said road 90. 4 feet to point therein, thence N. 16-02 W. 25 feet to iron pin on edge of Fisher Road , thence N. 16-02 W. 225 feet to point , thence N. 73-58 E. 185 feet to point on Terra Pine Estate, thence S 16-12 E. 265 feet to iron pin at point of BEGINNING , and being a portion of property acquired by John Carl Fisher August 20, 1952. deed recorded in RMC Office for Greenville County in Deed Book 461. Page 453.

This is the same property conveyed to M. C . Watkins. Jr. and Ann Ball Watkins by deed of John Carl Fisher, deed dated July 18, 1966, said deed recorded in Office of RMC for Greenville County in Book 802 of Deeds . Page 204 . -

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, 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 hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 3 PAGE 229

SATISFIED AND CANCELLED OF RECORD
31 DAY OF Oct. 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:07 O'CLOCK P. M. NO. 11520