

FILED
GREENVILLE CO. S. C.

1976-231

APR 19 4 06 PM '76

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONALD S. HANPERSLEY
REC'D.

**MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:**

WHEREAS, I, Tyler E. Watford

(hereinafter referred to as Mortgagor) is well and truly indebted unto James H. Fobinson

(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 Five Thousand and No/100-----

----- Dollars (\$ 5,000.00) due and payable

according to the terms of the note for which this mortgage stands as security.

with interest thereon from _____ date _____ at the rate of 8% _____ per centum per annum, to be paid: monthly

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, on the western side of Campbell Road, being shown as 40.5 acres on a plat entitled "Survey for Tyler E. Watford" dated March 21, 1976, by Carolina Surveying Company, said plat being recorded in Greenville County Plat Book 5-R at Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of a bridge where Campbell Road crosses the Middle Tyger River, at the joint front corner with property now or formerly belonging to Maggie and Arlie Campbell, and running thence with the center of the Middle Tyger River as a line, the traverse of which is as follows: N. 58-46 W. 238.8 feet; N. 55-44 W. 232 feet; N. 68-56 W. 188.1 feet; N. 79-48 W. 192.2 feet; N. 73-50 W. 390.8 feet; N. 58-33 W. 295.9 feet; N. 45-58 W. 276.4 feet; N. 23-19 E. 124 feet; N. 10-37 E. 115 feet; N. 36-47 E. 50.5 feet; N. 17-06 E. 67.5 feet; and N. 50-38 E. 56 feet to a point on the joint line of property now or formerly owned by Robert and Nancy Culbreth; thence with said Culbreth line, as follows: S. 80-02 E. 366.8 feet; thence N. 27-06 E. 386.5 feet; thence S. 79-33 E. 470.4 feet; thence N. 19-16 E. 339 feet; thence S. 33-06 E. 453.9 feet; thence N. 32-13 E. 400.5 feet to a point in the center of said Campbell Road; thence with the center of said Campbell Road as a line, the traverse of which is as follows: S. 4-15 W. 228 feet; S. 0-03 E. 100 feet; S. 10-01 E. 188 feet; S. 13-18 E. 232.9 feet; S. 15-37 E. 167 feet; S. 3-46 E. 100 feet; S. 10-12 W. 100 feet; S. 14-50 W. 100 feet; S. 20-56 W. 165 feet; S. 25-53 W. 217.6 feet; S. 32-21 W. 130.9 feet to the point of beginning.

THIS IS A SECOND MORTGAGE.



5.2.00

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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