

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
JANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

BOOK 1380 PAGE 433

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Boyce A. Watson,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Edwin Curtis White and Katherine W. Bright

(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 Six Thousand and No/100----- Dollars (\$ 6,000.00 ) due and payable

on the date that the remodeling of the house located at 211 Hellams Street, Fountain Inn, South Carolina, is completed or no later than March 20, 1978,

due with interest thereon from date at the rate of eight per centum per annum, to be paid on demand

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:

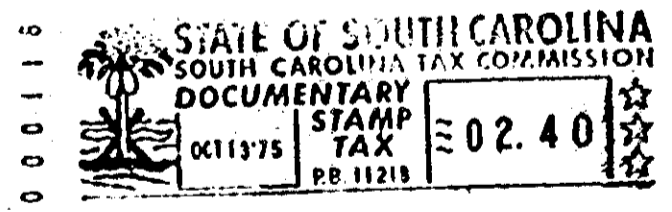
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, lying and being on the West side of Hellams Street in the Town of Fountain Inn, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the West side of Hellams Street at corner of property of W. Shell Thackston and running thence with the line of W. Shell Thackston, N. 42½ W. 4.36 chains more or less to an iron pin on line of J. B. Hughes; thence with said Hughes line, S. 43½ W. 104 feet 9 inches, more or less, to an iron pin at corner of property now or formerly of Mrs. Henrietta Burnett Marljar; thence with said Marljar line, S. 44½ E. 4.36 chains, more or less, to an iron pin on the West side of Hellams Street; thence with the West side of Hellams Street, N. 42-3/4 E. 104 feet 9 inches, more or less, to the beginning corner, said lot being bounded on the North by property of W. Shell Thackston, on the West by lot of J. B. Hughes, on the South by lot now or formerly of Mrs. Henrietta Burnett Marljar, and on the East by Hellams Street.

This being the identical property conveyed to Boyce A. Watson by Edwin Curtis White, Katherine W. Bright and Lillian Mary Garrett by deed dated September 20, 1976 and to be recorded in the R. M. C. Office for Greenville County prior to this mortgage.

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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.

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