

FILED
GREENVILLE CO. S. C.

1389 PAGE 781

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
21 2 31 PM '63
DOLNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
Mortgagee Title was obtained by Deed
Marvin A. Stout and
Betty J. Stout and
Recorded on 12-19-63 See Deed
Book # 738 Page 362 of Green-
ville
County.

WHEREAS, Joe M. Watts and Carolyn M. Watts

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FIRST FINANCIAL SERVICES OF EASLEY, INC d/b/a FAIRLANE FINANCE CO.

(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

Nine Thousand Four Hundred Fifty Six and no/100 Dollars (\$9,456.00**) due and payable

One Hundred Ninety Seven Dollars and no/100 on the _____ day of _____
and One Hundred Ninety Seven Dollars and no/100 (197.00) on the _____ day of _____
each month thereafter until paid in full.

with interest thereon from after maturity at the rate of eight _____ per centum per annum, to be paid after maturity.

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, Gantt Township, being known and designated as Lot #71 of an extension of Brookforest Subdivision as shown on a plat thereof prepared by Jones and Sutherland, Engineers, June 2, 1959, and recorded in the R.M.C. Office for Greenville County in Plat Book SS, at Page 167, and having according to said plat, the following metes and bounds, to-wit: BEGINNING at an iron pin on the eastern side of Fairmont Avenue, the joint corner of Lots #71 and #82; and running thence along the joint lines of said lots, South 62-47 East 120 feet to an iron pin at the joint rear corner of Lots #71, #72, and #82; thence along line of Lot #72, North 26-59 East 114.1 feet to an iron pin on the Southern side of Altacrest Drive; thence along the Southern side of Altacrest Drive, North 58-59 West 35 feet to an iron pin; thence continuing along the southern side of Altacrest Drive, North 57-03 West 53.9 feet to an iron pin; thence following the curvature of Altacrest Drive as it intersects with Fairmont Drive, the chord being South 77-57 West 35.4 feet to an iron pin on the eastern side of Fairmont Avenue; thence along the eastern side of Fairmont Avenue, South 32-58 West 34.0 feet to an iron pin; thence continuing along the eastern side of Fairmont Avenue, South 31-13 West 61.0 feet to the BEGINNING corner."

This being the identical property conveyed to Joe M. Watts and Carolyn M. Watts by Deed of Marvin A. Stout and Betty J. Stout dated December 18, 1963, and recorded December 19, 1963, in Book of Deeds 738, at Page 362, in the RMC Office for Greenville County, South Carolina.

GREENVILLE
SOUTH CAROLINA
DOCUMENTARY
STAMP
TAX
03.80
FEB 21 1963

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 hereinbefore 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 defend the premises and title thereto from and against the Mortgagee forever, from and against the Mortgagor and all persons who claim or have claimed the same by any purchase.

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