

FILED GREENVILLE CO. S.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 10 2 34 PM '77
CIVIL SERVICE CENTER

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, CALVIN L. WATERS AND SYLVIA L. WATERS

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTH CAROLINA NATIONAL BANK

(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 SEVEN THOUSAND FOUR HUNDRED THIRTY-FIVE AND

26/100-----Dollars (\$ 7,435.26) due and payable in forty-two (42) equal monthly installments of One Hundred Seventy-Seven and 03/100 (\$177.03) Dollars due and payable on June 10, 1977, and a like amount on the 10th day of each month thereafter until paid in full.

with interest thereon from maturity at the rate of 12.75 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, in O'Neal Township, located in Double Springs Community on the eastern side of a county road and being shown on plat of property made for James H. Waters by John A. Simmons, surveyor, dated March 18, 1969, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin in center of said road at corner of 0.77 acre lot this day being conveyed to the within grantees by the within grantor and running thence N. 54-55 E., 21 feet to an iron pin; thence on the same course for a total distance of 185 feet to an iron pin; thence S. 49-02 E., 156.5 feet along the rear of said lot to center of branch, iron pin set back 7 feet from center of branch; thence the following courses and distances up branch, the branch the line, N. 45-00 E., 44 feet, N. 7-30 E., 50 feet, N. 66-00 E., 41.4 feet to center of branch, iron pin set off 10 feet on north side of branch; thence N. 30-10 W., 450.9 feet to center of said county road, iron pin set back at 30 feet; thence with the center of said road the following courses and distances, S. 22-05 W., 349.5 feet, S. 19-35 W., 65 feet; S. 2-25 E., 65 feet and S. 36-55 E., 52 feet to the beginning corner and containing 2.14 acres, more or less.

This property is subject to any restrictions, reservations, zoning ordinances, or easements that may appear of record, on the recorded plats or on the premises.

This is the same property conveyed to the Mortgagors herein by deed of James H. Waters dated March 21, 1969 and recorded in the Greenville County R.M.C. Office in Deed Book 864 at page 359.

SOUTH CAROLINA NATIONAL BANK
P.O. Box 969
Greenville, South Carolina 29602

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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