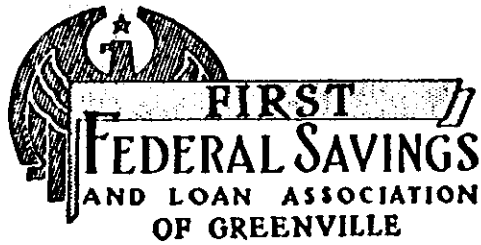


FILED
GREENVILLE CO. S. C.
MAR 16 9 28 AM '77
CONNIE S. TANKERSLEY
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

JAMES H. WATSON AND JOYCE R. WATSON

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of THIRTY-One

Thousand, eight Hundred and No/100----- (\$ 31,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of Two Hundred,

fifty-five and 88/100----- (\$ 255.88) Dollars each on the first day of each

month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable thirty years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgage, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

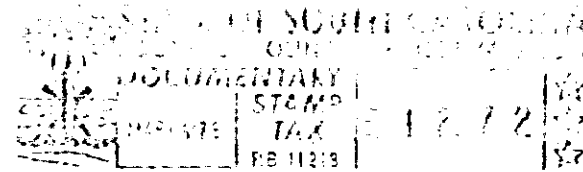
All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville near Travelers Rest, South Carolina, fronting on Loraine Drive, said lot shown as lot 9 on revised plat of Meadowbrook Farms in plat book PP, page 113, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Loraine Drive at the corner of lot 10, and running along Loraine Drive N. 87-00 W. 178.2 feet to an iron pin on the corner of Sullivan Drive; thence with Sullivan Drive S. 32-12 E. 179 feet, more or less to an iron pin in the center of a branch; thence the branch as the line N. 83-52 E. 75 feet to an iron pin at the rear corner of lot 10; thence N. 3-00 E. 136 feet to the point of beginning.

This property is the same conveyed to the Grantors by way of a deed from Robert L. Hester, III and Robert L. Hester, II on January 16, 1976, being found in Deed Book 1030, Page 387.

This property subject to restrictions in Deed Book 600, page 372. See also Deed Book 238, page 83. This property is subject to a right-of-way for sewer to the Town of Travelers Rest in Deed Book 860, Page 331, together with all setbacks, zoning ordinances and easements affecting same.

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