

FILED

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

REC'D R.M.C. OFFICE

MORTGAGE OF REAL ESTATE

AUG 2 4 15 PM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE E. TANKERSLEY R.M.C

WHEREAS, James B. Watkins and Donna C. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Morris E. Nichols and Dorothy B. Nichols

(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

Twenty four thousand and 00/100-----dollars (\$ 24,000.00 ) due and payable

in sixty (60) monthly installments in the amount of \$150.00 and the remaining 180 monthly installments in the amount of \$300.00 beginning September 1, 1979

with interest thereon from date at the rate of nine 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 above said 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 Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the mortgage hereinof is hereby well and truly granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

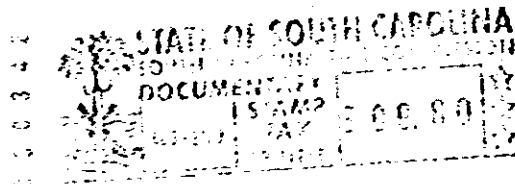
ALL that certain piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 11 on Map of Hudson Acres, recorded in the RMC Office for Greenville County in Plat Book Y at pages 38 and 39, and having according to said plat the following metes and bounds, courses and distances, to-wit:

Beginning at an iron pin on the west side of Rockmont Road (formerly Hudson Drive), the joint front corner of Lots Nos. 11 and 12; thence with the joint line of said lots S. 47-40 W. 337 feet to an iron pin; thence N. 10-25 E. 455.1 feet to an iron pin corner of Lot No. 10; thence with the line of said lot S. 75-50 E. 208 feet to an iron pin on the west side of Rockmont Road; thence with the west side of Rockmont Road S. 14-10 W. 100 feet to a point; thence S. 7-35 W. 25 feet to a point; thence due south 25 feet to a point; thence continuing with the west side of said road S. 8-40 E. 25 feet to the beginning corner.

THIS IS A SECOND MORTGAGE, junior in lien to that certain mortgage given by Morris E. Nichols and Dorothy B. Nichols to Cameron-Brown Company, recorded in the RMC Office for Greenville County in Mortgage Book 969 at page 23.

This is the same property conveyed to the mortgagors by deed from Morris E. Nichols and Dorothy B. Nichols dated August 1, 1979 and recorded in the RMC Office for Greenville County in Deed Book 1108 at page 511.

The mortgagee's address is: 131 Knollwood Lane, Greenville, S. C. 29607



REC'D R.M.C. OFFICE

These presents shall be void and inoperative if the Mortgagor shall at any time hereafter execute any other mortgage or deed of trust, or any other instrument, in relation to the above described premises, which shall in any way restrict or affect the validity of these presents, or which shall in any way affect the rights of the Mortgagee hereunder.

TO HAVE AND TO HOLD the above premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that the above premises shall be held by the Mortgagee, its successors and assigns, and that the Mortgagor shall not at any time hereafter execute any other mortgage or deed of trust, or any other instrument, in relation to the above described premises, which shall in any way restrict or affect the validity of these presents, or which shall in any way affect the rights of the Mortgagee hereunder.

0759

4328 RV-2