

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S.C.
JAN 16 11 AM 1984

R.H. /
Greenville, S.C.
1984

MORTGAGE OF REAL ESTATE

R.M.C. TO ALLYWHOM THESE PRESENTS MAY CONCERN VOL. 1843 PAGE 136

WHEREAS, William David Watkins and Sun Ye Watkins,
(hereinafter referred to as Mortgagor) is well and truly indebted unto R. C. Ayers

(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

In accordance with the terms and conditions of Note executed of even date herewith

with interest thereon from date at the rate of _____ per centum per annum, to be paid

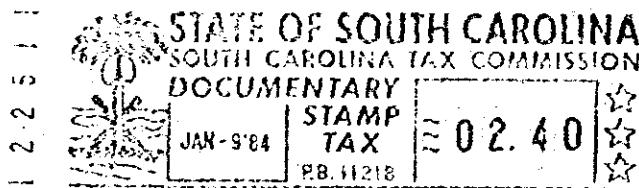
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, as shown on a plat entitled "Property of R. C. Ayers", dated June 1974, and being more fully described in accordance with said plat, to-wit:

BEGINNING at an iron pin at the intersection of S. C. Highway 14 and Wagonwheel Drive, and running thence along S. C. Highway 14 S. 4-51 E. 125 feet to an iron pin; thence turning and running S. 85-09 W. 175 feet to an iron pin; thence turning and running along property of R. C. Ayers N. 4-51 W. 150 feet to an iron pin on Wagonwheel Drive; thence along the edge of said drive, N. 85-09 E. 150 feet to an iron pin; thence S. 49-51 E. 35.35 feet to an iron pin, being the point of beginning.

This is the same property as conveyed to the mortgagors herein by deed of R. C. Ayers dated January 5, 1984 and recorded in the RMC Office for Greenville County in Deed Book 1203, Page 923.



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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