

FILED
SEP 12 1961 A.M.



MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Emory H. Watkins and Louise Watkins

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

(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 Hundred Seven and 16/100 Dollars (\$ 607. 16) due and payable

Payable in twenty-four monthly payments of \$25.30 each beginning October 8, 1961 and continuing each month thereafter until paid in full.

with interest thereon from date at the rate of 6 per centum per annum, to be paid in advance.

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, containing 1-acre, more or less, situate, lying and being in Oaklawn Township, and being a part of Tract No. 4 of the Property of H. P. Beam, as shown on plat thereof prepared by W. J. Riddle, Surveyor, in September, 1947, and having according to a recent survey and plat of a portion of the property of the Grantor prepared by John C. Smith, Reg. L.S., dated May 2, 1957, the following metes and bounds to wit:

BEGINNING at a point in the center of S. C. Highway No. 8, at the corner of property of Creeley Stanton, and running thence along line of said Stanton Property, N. 0-25 E. 590.0 feet to an iron pin; thence along line of property of Kellett, S. 15-12 W. 556.0 feet to a point in the center of said S. C. Highway No. 8; thence with the center of said Highway as the line; S. 69-14 E. 151.3 feet to the point of beginning.

Being a part of the property conveyed to the Grantor by deed of H. P. Beam dated Sept, 22, 1947, recorded in the RMC Office, Greenville County, S. C. in Deed Book 323, page 427.

Subject to the rights of the public in and to that portion of S. C. Highway No. 8, as well as any other roads, lying within the bounds of said tract, and subject to any easements or rights of way for utility purposes affecting said premises.

Together with all and singular rights, members, hereditaments, 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.

Paid in full & satisfied this 11th day of July 1961
Billie S. Smith
1100 S. 11th St.