

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FEB 7 4 52 PM 1966

MORTGAGE OF REAL ESTATE

BOOK 1021 PAGE 577

OLLIE B. WORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Emory H. Watkins and Minnie L. S. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S. C.(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 Three thousand eight hundred sixty-six and 99/100--
Dollars (\$ 3,866.99) due and payable

in eleven payments of \$55.00 each and one payment of \$3,261.99, the first payment being due on March 3, 1966 and payments continuing monthly thereafter until paid in full.

with interest thereon from date at the rate of six 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

All that certain piece, parcel or lot of land, lying and situate in Oaklawn Township, State and County aforesaid, containing Four (4) acres more or less, said property herein conveyed purchased from H. P. Beam and the other part from T. M. Fennell, said property lying and being on the road leading from Highway #8 and runs to the Ware Place, better known as the Chandler Road, having the following metes and bounds to wit:

BEGINNING at iron pin corner of lots Nos. 3 and 5 as per survey of W. J. Riddle Sept. 1947 of the H. P. Beam property, thence N-87-50 E 210 feet to iron pin joint corner of J. C. Eaton and grantor; thence in a Wester direction 840 feet to iron pin joint corner of Fred King and Grantor; thence on the east 210 feet to iron pin (new corner line of grantor); thence in a southern direction 840 feet to iron pin beginning corner.

Part of property from H. P. Beam conveyed by deed dated September 22, 1947 said deed of record in R. M. C. office for County and State aforesaid in Book 333 at page 189, Portion of the property conveyed from property of T. M. Fennell deed of record in R. M. C. Office in Book 258 at page 66.

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.

SATISFIED AND CANCELLED OF RECORD

26th DAY OF Nov. 19 76

Dannie S. Tankersley

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 1:39 O'CLOCK P. M. NO. 14461

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 43 PAGE 489