

STATE OF SOUTH CAROLINA DE W. S. TANKERSLEY
COUNTY OF Greenville

BOOK 1327 PAGE 349

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, the said Martha C. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto Pickensville Finance Company

(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 Two Thousand Five Hundred Ninety-two and 00/100 -- Dollars (\$ 2,592.00) due and payable

in 48 successive monthly payments of (\$54.00) Fifty-four and 00/100's Dollars beginning December 15, 1974 and due each and every 15th. thereafter until the entire amount is paid in full.

with interest thereon from date of maturity at the rate of eight per centum per annum, to be paid: semi-annually

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:

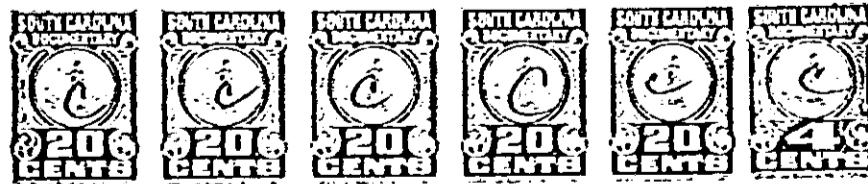
"All of that lot of land in the City of Greenville, State of South Carolina, County of Greenville, being known and designated as a portion of Lot No. of Nicholtown Heights as Shown on a plat there of recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 68, and having the following metes and bounds: BEGINNING at an iron pin on the eastern side of "D" Street (now known as Gandy Street) at the joint corner of Lots Nos. 2 and 37, and running thence along the line of Lot No. 37, S. 0-45 E. 40 feet to iron pin at the joint rear corner of Lots Nos. 2, 36, and 37; thence along the line of Lots No. 3, S. 89-15 W. 50 feet to an iron pin; thence a new line through Lot No. 2, N. 0-45 W. 40 feet to a point on the eastern side of "D" Street; thence N. 89-15 E. 50 feet to the beginning corner, being the same conveyed to Martha C. Watkins by deed recorded in Deed Book 663 at page 37.

ALSO

All of that lot of land in the City of Greenville, County of Greenville, State of South Carolina, at the intersection of "A" Avenue (now known as Rebecca Street) and "D" Street (now known as Gandy Street) and being known and designated as a portion of Lot No. 2 as shown on Plat of Nicholtown Heights recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 68, and having the following metes and bounds: BEGINNING at the intersection of A Avenue and D Street, and running thence with the South side of D Street, N. 89-15 E. 60 feet to iron pin; thence S. 0-45 E. 40 feet to a point on line of Lot No. 3; thence with the line of Lot No. 3, S. 89-15 W. 60 feet to iron pin on A Avenue; thence along A Avenue, N. 0-45 W. 40 feet to the beginning corner.

ALSO

All of that lot of land in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 3 of Nicholtown Heights as shown on plat thereof recorded in the R. M. C. Office for Greenville County in Plat Book "F" at page 68, and having the following metes and bounds: BEGINNING at an iron pin on the Northern side of A Avenue (now known as Rebecca Street) at the joint corner of Lots No. 2 and 3 and running thence along A Avenue, S. 0-45 E. 40 feet to an iron pin; thence along the line of Lot No. 4 N 89-15 E. 110 feet to an iron pin at the joint rear corner of Lots Nos. 3, 4, 35 and 36; thence along the line of Lot No. 36, N. 0-45-W. 40 feet to an iron pin; thence along the line of Lot No. 2, S. 89-15 W. 110 feet to the beginning corner.



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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