STATE OF SOUTH CAROLINA COUNTY OF

Jul 17 12 28 PH 171 BONNE S. T. MERSLE.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS.

BOYCE WATSON and DOROTHY L. WATSON

thereinsiter referred to as Mortgagor) is well and truly included unto

BANKERS TRUST OF S. C.

thereinafter referred to as Mortragee) as evidenced by the Mortgagor's proposers of even dute herewith, the terms of which are incorporated become by reference, in the sum of

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WHEREAS, the Mortgagor may hereafter become and dood to the said Mortgagee for each further same as may be advanced to or for the Mortgagor's account for taxes, incurance premains, public accessorements, repairs, or for any other purposes:

NOW, KNOW ALL MEN. That the Mortgager, an consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgager may be in biled to the Mortgager at in time for advances made to or for his account by the Mortgager, and also in consideration of the further sum of Three Dollars. \$3.00 to the Mortgager in hand well and truly paid by the Mortgager at and before the scaling and delivery of these presents, the receipt whereof is hereby as an included, has granted, hargained, sold and released, and by these presents does grant, hargain soil and release unto the Mortgager, its successors and assigns:

"ALL that certain piece, parcel or lot of lead with all approximents thereon, or hereafter constructed thereon situate, lying and being in the State of South Carolina, County of Greenville, Austin Township on the North side of State Highway No. 417, East of the corporate limits of the Town of Simpsonville, known and designated as Lot No. 3 of the Poward Subdivision as shown on Plat prepared by Lewis C. Godsey, Surveyor, April 21, 1956, and having according to said plat the following metes and bounds, to-wit:

BEGINAING at an iron pin on the North side of State Highway No. 417 and on the East side of Howard Circle, and running thence with the East side of said Howard Circle N. 11-11 M. 200 feet to an iron pin, joint corner with Lot No. 4; thence with the joint line of said Lot no. 4 N. 78-49 E., 103.6 feet to an iron pin, joint corner with Lot No. 2; thence with the joint line of said Lot No. 2 S. 11-11 E. 200 feet to an iron pin on North side of State Highway No. 417, joint front corner with said Lot No. 2; thence with the North side of said Highway S. 7-49 W., 103.6 feet to an iron pin, the point of beginning, and bounded by Lots Nos. 2 and 4 of said sub-division. State Highway No. 417 and Howard Circle.

Being the same property conveyed to the mortgagors herein by deed recorded in Deed Volume 637 at page 537.











Together with all and singular rights, members, bereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the recits, issues, and profits which may arise or be had therefrom, and including all heating, plumling, and lighting fixtures now or hereafter attached, committed, or fitted thereto in any marging it being the intention of the parties hereto that all fixtures and equipment, other than the usual bousehold furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgamee, its heirs, successors and assigns, forever.

The Moitragor concennits that it is lawfully seized of the premises bereindove 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 Moitgagor further covenants to warrant and forever defend all and singular the said premises unto the Moitgagor forever, from and against the Moitgagor and all persons whoms ever lawfully claiming the same or any part thereof.

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