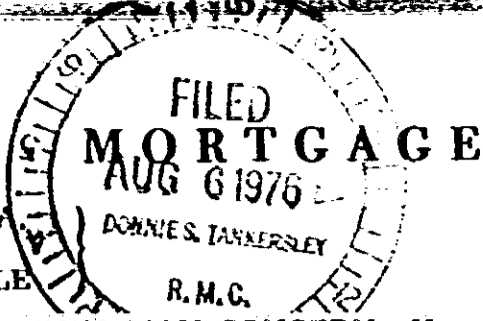


FIRST MORTGAGE ON REAL ESTATE



BOOK 1374 PAGE 641

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Major P. Watson, Jr. and Marilyn S. Watson,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, 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 Forty-nine Thousand Two Hundred Seventy-five and no/100 DOLLARS (\$49,275.00), with interest thereon from date at the rate provided for in said note, said principal and interest to be repaid as therein stated, except that the final payment of principal and interest shall be due on July 1, 2001, and

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 purpose;

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, being known and designated as Lot No. 12, CARTER'S GROVE, as shown on plat thereof prepared by Dalton & Neves, dated August, 1974, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R, at Page 99. Reference to said plat is hereby craved for a more particular description.

This being the same lot of land conveyed unto State Wide Builders, Inc., by deed of R. E. Gregory & Co., Ltd. and College Properties, Inc., t/a Carter's Grove Associates, a Joint Venture, dated the 15th day of August, 1975, of record in the RMC Office of Greenville County, South Carolina, in Deed Book 1022, at Page 748, and being the same lot of land conveyed unto Major P. Watson and Marilyn S. Watson by deed of State Wide Builders, Inc., dated the 15th day of July, 1976, duly of record in the RMC Office for Greenville County, South Carolina, in Deed Book 1040, at Page 835.

Laurens Fed. S. & L. Assn.  
Laurens, S.C.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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