MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN

Harvey C. Watson, Sr.
Greenville, South Carolina, of, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto Wachovia Mortgage Company, a corporation organized and existing under the laws of North Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Thirty Four Thousand Eight Hundred Fifty and No/100---------- Dollars ($ 34,850.00), with interest from date at the rate of Thirteen and one-half per centum (13.50 %) per annum until paid, said principal and interest being payable at the office of Wachovia Mortgage Company, P. O. Box 3174 in Winston-Salem, North Carolina 27102 or at such other place as the holder of the note may designate in writing, in monthly installments of Three Hundred Ninety Nine and 18/100---------- Dollars ($ 399.18), commencing on the first day of October, 19 83, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September 2013.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars ($3) 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, the following described real estate situated in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, situate at the northwest corner of the intersection of Old Augusta Road, and Beck Avenue, in the City of Greenville, in Greenville County, S. C. being shown as a portion of Lots 7 and 8 on plat of Augusta Road Ranches, made by Dalton & Neves, Engineers, April, 1941, revised April, 1942, recorded in the RMC Office for Greenville County, South Carolina in Plat Book M at Page 47, and having, according to said plat and a survey by R. K. Campbell, June 9, 1961, the following metes and bounds:

BEGINNING at an iron pin on the west side of Old Augusta Road, in the center of the front line of Lot No. 7 and running thence along the west side of Old Augusta Road, S. 4-42 W. 65 feet to an iron pin; thence with the curve of Old Augusta Road and Beck Avenue (the chord being S. 47-14 W. 36.8 feet) to an iron pin on the north side of Beck Avenue; thence along the north side of Beck Avenue, S. 89-47 W. 102.3 feet to an iron pin; thence N. 0-13 W. 90 feet to an iron pin; thence N. 89-47 E. 135 feet to an iron pin on the west side of Old Augusta Road, the beginning corner.

This being the same property acquired by the Mortgagor by deed of Herbery E. Riddle recorded in the RMC Office for Greenville County in Deed Book 1184 at Page 302 on March 14, 1983.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises are free and clear of all liens and encumbrances except [illegible]. The Mortgagor further covenants to warrant and forever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants as follows:

[illegible]

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