

MORTGAGE

THIS MORTGAGE is made this 2 day of November,
19 84, between the Mortgagor, RICHARD L. WATSON AND MARILYN L. WATSON

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

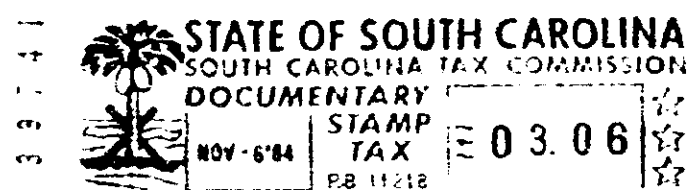
WHEREAS, Borrower is indebted to Lender in the principal sum of ten thousand one hundred twenty one and 05/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 2, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1984.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina.

ALL that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Austin Township, in the Town of Mauldin, and being known and designated as Lot 15 on a plat of property of Wm. R. Timmons, Jr., dated August, 1964, prepared by C.O. Riddle, RLS, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB at page 15 and having according to said plat the following metes and bounds:

BEGINNING at a point on the Northeastern side of Bethel Drive at the joint front corner of Lots 14 and 15 and running thence along a line of Lot 14N. 41-09 W. 175 feet to a point; thence S. 47-51 E. 95 feet to a point; thence along a line of Lot 16 S. 42-09 W. 175 feet to a point on the Northeastern edge of Bethel Drive; thence along the Northeastern edge of Bethel Drive N. 47-51 W. 95 feet to the beginning corner.

This being the same property conveyed to Richard L. Watson and Marilyn L. Watson by deed of Donald R. Blackwell and Ruth T. Blackwell dated November 18, 1970 and recorded in the RMC Office for Greenville County on November 24, 1970 in Deed Book 903 at Page 290.



which has the address of 303 Bethel Drive Mauldin,
(Street) (City)
South Carolina 29662 (herein "Property Address");
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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