

STATE OF SOUTH CAROLINA
County of GREENVILLE

NOV 30 10 03 AM '84
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

VOL 1691 PAGE 983

This MORTGAGE is dated November 26th, 1984

The "MORTGAGOR" referred to in this Mortgage is Claude F. Watson and Ann L. Watson

The "MORTGAGEE" is Greenville National Bank, P.O. Box 17666, Greenville, South Carolina, 29606

The "NOTE" is a note from Claude F. Watson and Ann L. Watson

to Mortgagee in the amount of \$ 160,000.00, dated 11/26, 1984

The Note and any documents renewing, extending or modifying it and any notes evidencing future advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The final maturity of the Note is Nov. 26 1985. The amount of debt secured by this Mortgage, including the outstanding amount of the Note and all Future Advances under paragraph 13 below, shall at no time exceed \$ 160,000.00, plus interest, attorney's fees, and court costs incurred in collection of amounts due hereunder, expenditures by Mortgagee under paragraph 5 below, and advances by Mortgagee under paragraph 10 below. Interest due pursuant to the Note will accrue daily, and will be paid monthly

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest: (a) the indebtedness evidenced by the Note; (b) any future advances made under paragraph 13 below; (c) expenditures by Mortgagee under paragraph 5 below; (d) any advances of funds by Mortgagee under paragraph 10 below; and (e) attorney's fees, court costs and other amounts which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and convey to Mortgagee, its successors and assigns, the following described property (hereinafter referred to as the "Property"):

ALL that piece, parcel or lot of land, with all buildings and improvements, situate, lying and being on the northwest side of Ponderosa Road, in the City of Greenville, Greenville County, South Carolina, being the major portion of Lot No. 27 and a small portion of the adjoining Lot No. 26, on plat of Section C-1, Gower Estates, made by R. K. Campbell and Webb Surveying and Mapping Company, dated July 27, 1962, recorded in the RMC Office for Greenville County, S. D. in Plat Book YY, page 112, and having, according to a recent survey made December, 1967, by Carolina Engineering and Surveying Company, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Ponderosa Road; which iron pin is 11 feet N. 30-51 E. from the joint front corner of Lots Nos. 27 and 28; thence with a new line through Lot No. 27, N. 53-39 W. 181.4 feet to an iron pin in line of Lot No. 31; thence with the line of said Lot, N. 24-07 E. 125 feet to an iron pin in the rear line of of Lot No. 26; thence with a new line through said Lot, S. 68-50 E. 188.9 feet to an iron pin on the northwest side of Ponderosa Road; thence with the north side of said Road, S. 24-11 W. 21 feet to the original joint front corner of Lots Nos. 26 and 27; thence continuing with the northwest side of said Road, S. 27-19 W. 10 feet to a point; thence S. 28-13 W. 109.9 feet to a point; thence continuing S. 30-51 W. 31.1 feet to the beginning corner.

The above described property is shown on a more recent survey made by Freeland and Associates, dated November 20, 1984, recorded in the RMC Office for Greenville County, S. C. in Plat Book 11-C, Page 91, the metes and bounds of which shall control the description of the above described property.

The above described property is the same conveyed to Claude F. Watson by deed of AZS Corporation, to be recorded simultaneously herewith.

(SEE ADDENDUM ATTACHED HERETO)

TOGETHER with all and singular the rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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