William B. Long, Jr. **446 366 5**85. Greenville, S.C.

STATE OF SOUTH CAROLINA COUNTY OF **Greenville**

MORTGAGE OF REAL ESTATE SEX 1310 RGE 15

WHEREAS, I, James C. Watkins

thereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank & Trust Company

in sixty monthly installments of Two Hundred and Twenty Five and No/100(\$225.00) Dollars each, commencing on the 8th day of June, 1974, and on the same day of each succeeding month thereafter until paid in full, reference being made to the note for which this mortgage stands as security for its terms, said note being incorporated herein in its entirety by reference.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagoe 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 purposes:

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 Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the further sum of Three Dollars (\$3,00) to the Mortgagor in hand well and truly paid by the Mortgagoe 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 Mortgagoe, 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, on the northwesterly side of Flicker Drive, containing 2.53 acres, and having according to a plat of the property prepared by C.O. Riddle, dated December, 1966, and recorded in the RMC Office for Greenville County in Plat Book OOO at Page 81, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Flicker Drive at the joint front corner of the property herein conveyed and other property of Harrell, et.al. and running thence with the common line of said property N. 46-00 W. 512.8 feet to an iron pin in the line of property now or formerly of Raford H. Hall; thence with the Hall line S. 45-49 W. 230 feet to an iron pin; thence S. 46-00 E. 463.6 feet to an iron pin on the northwesterly side of Flicker Drive; thence with said Drive the following courses and distances: N. 46-15 E. 55.5 feet; N. 57-24 E. 55.5 feet; and N. 62-59 E. 127.4 feet to the point of beginning.

This being the identical property conveyed to the Mortgagor herein by deed of Ernestine Phillips Smith of even date and to be recorded herewith.







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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, success is and assigns, forever

The Mortgagor covenants that it is Invfully seized of the premises helicinahove 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 Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagoe forever, from and against the Mortgagor and all persons whomsoever Lawfully claiming the same or any part thereof.