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FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Robert L. Watkins, Jr. and Tamara A. Watkins, of Greenville

County, SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Thirty-Nine Thousand and No/100 (\$ 39,000.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

Three Hundred Twenty-Nine and 12/100 (\$ 329.12) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 15 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece/parcel/or lot/of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 3, 4, 5, 6 and 7 of property of Chapin Spring Land Company according to plat thereof prepared by R. E. Dalton, Engineer, May, 1917 recorded in the R. M. C. Office for Greenville County in Plat Book E, at Page 41 and also shown as Lots 5, 6, 7, 8 and 9 according to a plat of property entitled Houston Property prepared by Carolina Engineering and Surveying Company, March 1961 and also shown on a plat of property of Robert L. Watkins prepared March 15, 1962 by Carolina Engineering and Surveying Company recorded in the R. M. C. Office for Greenville County in Plat Book _____, at Page _____ as a resurvey of the above-entitled lots, said lots having been divided into four lots having a frontage on the southern side of Pearl Avenue of 63 feet each and a rear line of 62.5 feet each and having, according to the last-mentioned plat, the following metes and bounds:

"BEGINNING at an iron pin on the southern side of Pearl Avenue at the joint corner of an unnumbered lot and Lot 9 according to the Houston plat, which iron pin is 159.0 feet east of the intersection of said Pearl Avenue and Houston Street and running thence along the southern side of Pearl Avenue, N. 80-39 E. 252 feet to an iron pin at the corner of Lot 5 according to the Houston plat and running thence S. 2-0 E. 150 feet to an iron pin; running thence along the rear lines of Lots 5, 6, 7, 8 and 9 as hereinabove referred to on the Houston plat, S. 88-00 W. 250 feet to an iron pin at the joint corner of Lot 11 and Lot 9 and running thence along the rear lines of Lot 11 and an unnumbered lot, N. 2-0 W. 118 feet to the point of beginning; being the same property conveyed to us by R. E. Houston, Jr. and Hayne Houston by their deed dated March 15, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 694, at Page 413."

REVISED 10-1-57

PAID, SATISFIED AND CANCELLED

First Federal Savings and Loan Association of Greenville, S. C.

William H. Balding, Asst. Secy. Treasurer, July 31, 1962, Jean Emory

SATISFIED CANCELLED OF RECORD, Ollie Farnsworth, R. M. C. FOR GREENVILLE COUNTY, S. C., M. NO. 2699