

FILED
GREENVILLE CO. S. C.
OCT 19 11 24 AM 1962
OLLIE J. SIMMONS
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Watson Manufacturing Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Eugene E. Stone, Jr., Agent

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Three Thousand and no/100

Dollars (\$3,000.00) due and payable

in equal monthly installments of \$91.27 each beginning on the 28th day of October, 1962 and on the 28th day of each month thereafter until paid in full; however, the said Corporation shall have the right to fully anticipate the payment of this loan,

with interest thereon from date at the rate of Six (6%) per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee 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 Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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:

"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, within the corporate limits of the City of Greenville, being known and designated as Lot No. 49 of a subdivision known as Stone Lake Heights, Section III, as shown on a plat thereof prepared by Piedmont Engineering Service, October 1, 1958, revised May 26, 1961, and recorded in the R. M. C. Office for Greenville County in Plat Book 80, at page 96, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western edge of Stone Lake Drive, the joint front corner of Lots Nos. 48 and 49, and running thence along the joint line of said lots, following the center of a 10-foot drainage easement, N. 71-40 W. 178.8 feet to an iron pin at the joint rear corner of said lots; thence along the rear line of Lot No. 11, S. 17-21 W. 141.4 feet to an iron pin at the joint rear corner of Lots Nos. 49 and 50; thence along the joint line of said lots, following the center of a 10-foot sanitary sewer easement for a portion of the distance, S. 75-26 E. 133.2 feet to an iron pin on the western edge of Stone Lake Drive; thence along the western edge of Stone Lake Drive, following the curvature thereof, the chord of which is N. 13-15 E. 130.0 feet, to the beginning corner.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits 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, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove 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 Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.