

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLETO ALL WHOM THESE PRESENTS MAY CONCERN: Robert L. Watkins, Jr. and
Tamara A. Watkins

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Thirty Thousand and No/100-----DOLLARS (\$ 30,000.00), with interest thereon at the rate of six (6%) per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is 11- 7/12 years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

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, including advances made by the Mortgagee on other or no security:

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, in the City of Greenville, being known as a small portion of Lots 11 and 12, the major portion of Lot 13, and all of Lots 15 and 16 according to a plat of the Houston property recorded in the R. M. C. Office for Greenville County in Plat Book XX, at page 147; AND ALSO a small part of Lot 8, a major part of Lot 9 and all of Lots 10 and 13, Block E on plat of Chapin Springs Land Company, recorded in Plat Book E at page 41, and having in the aggregate the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the northeastern corner of the intersection of Church Street with Rose Avenue, and running thence along the eastern right-of-way of Church Street, N. 25-32 E. 2.15 feet to an iron pin in the joint line of Lots Nos. 11 and 12; thence continuing along the eastern right-of-way of Church Street, N. 25-32 E. 108.15 feet to an iron pin at the point where said right-of-way crosses the joint line of Lots 12 and 13; thence continuing along said right-of-way of Church Street, N. 25-32 E. 30 feet to an iron pin at the intersection of the rear line of Lot 13; thence continuing along the eastern right-of-way of Church Street, which line cuts across Lots Nos. 8 and 9, N. 25-32 E. 182 feet, more or less, to a point at the intersection of the right-of-way of Church Street with Pearl Avenue; thence with the southern side of Pearl Avenue, N. 88-44 E. 114 feet, more or less, to a point at the intersection of Pearl Avenue and Houston Street; thence with the western side of Houston Street, S. 2-58 W. 263.4 feet to a point at the intersection of Houston Street and Rose Avenue; thence with the northern side of Rose Avenue, S. 88-0 W. 120 feet to an iron pin at the corner of Lot No. 13; thence continuing with the northern side of Rose Avenue, S. 88-0 W. 101 feet to a point at the intersection of Rose Avenue and the right-of-way of Church Street, the point of beginning.

ALSO: All of that triangular strip of land adjacent to the eastern right-of-way line of Church Street in Greenville, S. C. and having, according to a plat of property of Dr. R. E. Houston, Trustee, prepared by Carolina Engineering & Surveying Co., dated (continued on back page)

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

PAID AND SATISFIED IN FULL

THIS 13 DAY OF April 1966
FIDELITY FEDERAL SAVINGS & LOAN ASSO.BY Berry M. Woods
ant. Secretary-Treas.

WITNESS:

Frances K. Miller
Virian Mae Garson

SATISFIED AND CANCELLED OF RECORD.

29 DAY OF April 1966

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:42 O'CLOCK A. M. NO. 31138