

SEP 21 3 31 PM 1975

CLERK OF COURTS
GREENVILLE, S. C.

BOOK 1008 PAGE 270

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

W. Lawrence Watkins and Jessie A. Watkins

(hereinafter referred to as Mortgagor) SEND(\$) 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

--- Eighty-Nine Hundred Fifty and No/100 ----- DOLLARS
(\$ 8950.00), 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 15 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 or readvanced 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, City of Greenville, known and designated as Lot 16 on plat of Property of L. A. Mills, recorded in Plat Book G at Page 272, and having according to said plat the following metes and bounds, to wit:

"BEGINNING at an iron pin on Birnie Street, joint corner of Lots 15 and 16, and running thence with line of Lot 15, S. 17-21 E. 118.8 feet to pin at corner of Lot 9; thence S. 72 W. 39 feet to pin at corner of Lot 17; thence with line of said lot, N. 17-21 W. 123.7 feet to pin on Birnie Street; thence with said Street N. 79-12 E. 39.3 feet to the point of beginning." Being the same property conveyed to the mortgagors by deeds recorded in Vol. 151 at Page 243 and Vol. 191 at Page 300.

Also, "All that lot of land in the County and State aforesaid, on the western side of Lawton Avenue, in the City of Greenville, and having according to plat of Property of H.W. Webb and C. C. Carter, recorded in Plat Book I at Page 31, the following metes and bounds:

"BEGINNING at an iron pin on the western side of Lawton Avenue, which pin is 141.3 feet south of the southwestern corner of the intersection of Douthit Street and Lawton Avenue, and running thence N. 71-30 W. 173 feet to iron pin; thence S. 17-30 W. 50 feet to pin; thence S. 71-30 E. 173 feet to pin on Lawton Avenue; thence with the western side of Lawton Avenue N. 17-30 E. 50 feet to the beginning corner." Being the same property conveyed to the mortgagors by deed of H. H. Patterson, et al, to be recorded herewith.

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.