

GREENVILLE  
BOOK 1094 PAGE 221  
JUN 3 11 03 AM

First Mortgage on Real Estate

**MORTGAGE**

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**GORDON H. WATKINS AND KAY M. 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 **TWENTY-FOUR THOUSAND SEVEN HUNDRED FIFTY AND 00/100**----- DOLLARS (\$ 24,750.00 ), with interest thereon at the rate of **6 3/4** 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 **25** 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**, shown as **Lot 103, Section A**, of a plat entitled **Gower Estates** recorded in Plat Book QQ, at page 146 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwest side of Pimlico Road, joint front corners of Lots 103 and 104, thence S. 67-46 W. 188.4 feet to the center of a branch, thence with said branch, center of branch the line, the traverse line of which is S. 2-40 E. 116.8 feet to a point on the edge of Shelburne Road; thence with said road N. 70-17 E. 203 feet; thence with the curve of the intersection of Pimlico Road and Shelburne Road, the chord of which is N. 21-04 E. 34.5 feet; thence along Pimlico Road N. 22-14 W. 95 feet to the beginning point.

The mortgagors agree that after the expiration of ten years from the date hereof, the mortgagee may at its option apply for mortgage insurance for an additional period of five years with the mortgage insurance company insuring this loan, and the mortgagor agrees to pay to the mortgagee as premium for such insurance one-half of one per cent of the principal balance then existing.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE

SATISFACTION BOOK 73 PAGE 177

SATISFIED AND CANCELLED OF RECORD

DAY OF June 1971

Daniel L. Easley  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 10 O'CLOCK AM M. NO. 207

*for satisfaction record see Plat QQ page 146*