

FILED
GREENVILLE CO., S. C.

BOOK 1152 PAGE 05

First Mortgage on Real Estate

APR 7 2 14 PM '70
MORTGAGE
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, 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 Sixty-Two Thousand and No/100-----DOLLARS (\$ 62,000.00), with interest thereon at the rate of ten (10%) 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 ^{those} ~~that~~ certain piece, ^sparcel/^sor lot/^sof land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, situate, within the corporate limits of the City of Greenville, being known and designated as a portion of Lots 8 and 9, Block B and a portion of Lots 8, 9 and 10, all of Lots 11, 12, 13, a portion of Lots 14, 15 and 16, Block E of a subdivision known as Chapin Spring Land Co. according to a plat thereof prepared May 1917 and recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41. ALSO: All that portion of Pearl Avenue abutting said property between the eastern side of the right-of-way of Church Street and the western side of Houston Street. LESS, HOWEVER, that part or portion of the above lots conveyed or granted to the City of Greenville, and/or the South Carolina Highway Department as a right-of-way and/or easement and/or grant for South Church Street running from West Washington Street to Augusta Street in the City of Greenville.

The above described property was conveyed to the mortgagors by deeds recorded in the R. M. C. Office for Greenville County listed as follows: Deed Vol. 790, at page 527; Deed Vol. 788 at page 5; Deed Vol. 788 at page 3; Deed Vol. 727 at page 449; Deed Vol. 787 at page 146; Deed Vol. 727 at page 127; Deed Vol. 780 at page 466; Deed Vol. 757 at page 266; Deed Vol. 727 at page 145; Deed Vol. 749 at page 343; and Deed Vol. 743 at page 391.

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 16 DAY OF July 1970
FIDELITY FEDERAL SAVINGS & LOAN ASSO.

BY Douglas L. Turner
Secretary-Treas.

WITNESS:

Barbara Shaw
Catherine Farnsworth

SATISFIED AND CANCELLED OF RECORD

17 DAY OF July 1970
Ollie Farnsworth

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

AT 3:19 O'CLOCK P. M. NO. 1434