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GREENVILLE CO. S. C.

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OLLIE FARNSWORTH
R. H. C.

BOOK 1162 PAGE 243



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Robert L. Watkins, Jr. and Tamara A. Watkins, of Greenville County

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Forty Thousand and No/100----- (\$ 40,000.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Three Hundred Eighty-Two and 27/100--- (\$ 382.27) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lots 3, 4, 5, 6 and 7 of property of Chapin Spring Land Company according to plat thereof prepared by R. E. Dalton, Engineer, May 1917, recorded in the R. M. C. Office for Greenville County in Plat Book E at Page 41 and also shown as Lots 5, 6, 7, 8 and 9 according to a plat of property entitled Houston Property prepared by Carolina Engineering and Surveying Company, March 1961 and also shown on a plat of property of Robert L. Watkins prepared March 15, 1962 by Carolina Engineering and Surveying Company recorded in the R. M. C. Office for Greenville County in Plat Book XX at Page 77 as a resurvey of the above-entitled lots, said lots having been divided into four lots having a frontage on the southern side of Pearl Avenue of 63 feet each and a rear line of 62.5 feet each and having, according to the last-mentioned plat, the following metes and bounds:

BEGINNING at an iron pin on the southern side of Pearl Avenue at the joint corner of an unnumbered lot and Lot 9 according to the Houston plat, which iron pin is 159.0 feet east of the intersection of said Pearl Avenue and Houston Street and running thence along the southern side of Pearl Avenue, N. 80-39 E. 252 feet to an iron pin at the corner of Lot 5 according to the Houston plat and running thence S. 2-0 E. 150 feet to an iron pin; running thence along the rear lines of Lots 5, 6, 7, 8 and 9 as hereinabove referred to on the Houston plat, S. 88-00 W. 250 feet to an iron pin at the joint corner of Lot 11 and Lot 9 and running thence along the rear lines of Lot 11 and an unnumbered lot, N. 2-0 W. 118 feet to the point of beginning; being the same property conveyed to us by R. E. Houston, Jr. and I Hayne Houston by their deed dated March 15, 1962 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 694 at Page 413.

THE MORTGAGOR'S PROMISSORY NOTE REFERRED TO ABOVE, CONTAINS, AMONG OTHER THINGS, A PROVISION FOR AN INCREASE IN THE INTEREST RATE.