

MORTGAGE OF REAL ESTATE

BOOK 1424 PAGE 705

STATE OF SOUTH CAROLINA }
COUNTY OF Greenville }

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jimmie A. Watkins

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. P. Stegall

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Forty-Eight Thousand Six Hundred and No/100----- Dollars (\$ 48,600.00) due and payable

with interest thereon from April 1, 1978 at the rate of 9 1/2 per centum per annum, to be paid in monthly installments of Six Hundred (\$600.00) Dollars and No/100 until price is paid in full.

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 for taxes, insurance premiums, public assessments, repairs, or for any other purposes

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 Mortgagee 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, known as Stegalls Transmission Service located on

Highway 123, County of Greenville, State of South Carolina and all personal property used in the business and Lot No. 1 on a plat entitled "Property of J. P. Stegall by Ethan C. Allen, Registered Land Surveyor, dated June 4, 1973, recorded in RMC Office for Greenville County in Plat Book 5A at page 64, and having according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the right of way of said Highway and running thence S. 86-55 E. 105 feet to an iron pin; thence N. 16-20 E. 111 feet to an iron pin; thence N. 17-18 W. 45.8 feet to an iron pin; thence S. 88-00 W. 124.3 feet to an iron pin; thence S. 1-10 E. 140.00 feet to the point of beginning.

This is a portion of the property conveyed to J. P. Stegall by F. L. Godsey on the 17th day of August 1963 and recorded in the RMC Office of Greenville County at Book 730 at page 409.

GCTO ----- 1 78 454

RECORDED
STAMP
TAX
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully entitled to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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