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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY  
R.M.C.

VOL 1481 PAGE 376

# MORTGAGE

THIS MORTGAGE is made this 30th day of March, 1979, between the Mortgagor, James H. Watkins and Susan Y. Watkins, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

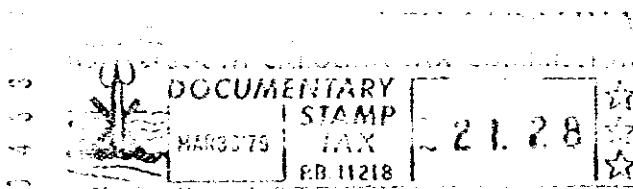
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty-Three Thousand One Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2009.....;

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 110 of a subdivision known as Canebrake I as shown on plat thereof prepared by Enwright Associates dated August 18, 1975, subsequently revised and recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book 5 P at Page 28 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bunker Hill Road, joint front corner of Lot Nos. 109 and 110 and running thence with the joint line of said lots, N. 61-41 W. 164.48 feet to an iron pin in the line of Lot No. 95; thence with the rear line of Lot No. 95 and continuing with the rear line of Lot No. 94, S. 26-50 W. 74 feet to an iron pin at the corner of Lot No. 93; thence with the line of Lot No. 93, S. 7-30 W. 29 feet to an iron pin, joint rear corner of Lot Nos. 110 and 111; thence with the joint line of said lots, S. 73-34 E. 151.67 feet to an iron pin on the northwestern side of Bunker Hill Road; thence with the said road, in a northeasterly direction an arc distance of 70.16 feet to the beginning corner (the radius distance being 299.29 feet).

This being the same property conveyed unto the Mortgagor herein by deed from Jerry E. Correll and Theresa Wright Correll, of even date to be recorded herewith.



which has the address of 105 Bunker Hill Road Greer,  
(Street) (City)  
South Carolina 29651 (herein "Property Address");  
(State and Zip Code)

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property."

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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