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GREENVILLE CO. S. C.

BOOK 1491 PAGE 251

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DEC 1 3 59 PM '79  
DONN S. WANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:  
Mortgagors Title was obtained by Deed  
From ILLI P. BILLY and  
Recorded on 5-11, 1977.  
See Deed Book # 555, Page 147  
of GREENVILLE County.

WHEREAS,

JACK W. AND SUZANNE WATSON  
(hereinafter referred to as Mortgagor) is well and truly indebted unto  
FIRST FINANCIAL SERVICES LTD. 2777A PATTERSON PARKWAY

(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

SEVENTY SIX THOUSAND FOUR HUNDRED NINETY SIX AND NO CENTS Dollars (\$ 76,496.00 ) due and payable  
WHEREAS THE FIRST DEED WAS DATED JANUARY 14TH 1977 IN THE AMOUNT OF THE FORESAID  
SEVENTY SIX THOUSAND FOUR HUNDRED NINETY SIX AND NO CENTS (\$76,496.00) AND EACH ADDITIONAL PAYMENT OF THE  
MORTGAGE SEVENTY SIX THOUSAND FOUR HUNDRED NINETY SIX AND NO CENTS (\$76,496.00) TO BE PAID IN FULL  
UNTIL PAID IN FULL.

with interest thereon from 5-11-77 at the rate of 9 1/2 per centum per annum, to be paid:  
9 1/2 9 1/2 9 1/2

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 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

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, LYING, AND BEING IN THE WESTERN SIDE OF SELMA DRIVE, IN THE WEST TOWNHOMES COLONY, IN GREENVILLE COUNTY SOUTH CAROLINA, WHICH IS KNOWN AND DESIGNATED AS LOTS 9 AND 10 OF THE SUBDIVISION, AS SHOWN ON A PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF GREENVILLE COUNTY DEED BOOK 1491, PAGE 103, AND AN ADDITIONAL TRACT OF LAND, WHICH IS SHOWN ON A PLAT ENTITLED PROPERTY OF CHARLES W. WATSON RECORDED IN THE OFFICE OF THE CLERK OF GREENVILLE COUNTY DEED BOOK 1491, PAGE 103. THE PROPERTY CONVEYED HEREBY IS DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT AN IRON PIN IN THE WESTERN SIDE OF SELMA DRIVE, JOINT CORNER OF LOTS 9 AND 10, AND CONTAINING THEREON 74-50' N., 201.00' EAST TO AN IRON PIN, THENCE N. 47-30' E., 112.1 FEET TO AN IRON PIN, THENCE S. 1-30' E., 111 FEET TO AN IRON PIN, THENCE S. 30-0' E., 88 FEET TO AN IRON PIN, THENCE S. 31-21' E., 32 FEET TO AN IRON PIN, THENCE S. 31-21' E., 12.5 FEET TO AN IRON PIN, THENCE S. 31-21' E., 210 FEET TO AN IRON PIN ON THE WESTERN SIDE OF SELMA DRIVE, THE USE ALONG THE NORTHWESTERN AND SOUTHERN SIDES OF SELMA DRIVE, ALONG A CURVE, THE CHORD OF WHICH IS S. 30-22' E., 30 FEET, AND ALONG THE WESTERN SIDE OF SELMA DRIVE, THE CHORD OF WHICH IS S. 23-20' E., 95 FEET, TO THE POINT OF BEGINNING.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
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 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 authorized 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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