

State of South Carolina

Mortgage of Real Estate

County of GREENVILLE

THIS MORTGAGE made this 21<sup>st</sup> day of APRIL 19 80

by Theodore A. Watson

(hereinafter referred to as "Mortgagor") and given to The Estate of W. Steve Lang, Jr.

(hereinafter referred to as "Mortgagee"), whose address is 5 Jamestown Drive, Greenville,

South Carolina

WITNESSETH

THAT WHEREAS, Theodore A. Watson is indebted to Mortgagee in the maximum principal sum of Nineteen Thousand Six Hundred Ninety-Two and 51/100ths Dollars (\$ 19,692.51 ), which indebtedness is evidenced by the Note of Theodore A. Watson of even date herewith, said principal together with interest thereon being payable as provided for in said Note, the final maturity of which is three years after the date hereof, the terms of said Note and any agreement modifying it are incorporated herein by reference

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976) (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof, and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 19,692.51 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

My one-half undivided interest in and to:

All that piece, parcel or tract of land containing 1.29 acres, more or less, situate, lying and being on the southern side of Michelin Road, County of Greenville, State of South Carolina, being known and designated as Parcel "E" as shown on plat entitled "Prepared for W. Steve Lang, M.D.", prepared by Heaner Engineering Co., Inc., dated September 13, 1974, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-F at Page 77, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the southern side of Michelin Road and running along the center line of an unnamed road S. 22-03-11 E. 475.02 feet to an iron pin in the line of Parcel "C"; thence with the line of Parcel "C" S. 67-38 W. 125.33 feet to an iron pin; thence continuing with the line of Parcel "C" N. 22-22 W. 324.35 feet to an iron pin; thence with the line of Parcel "B" N. 22-22 W. 150.65 feet to an iron pin on the southern side of Michelin Road; thence with the southern side of Michelin Road N. 67-38 E. 127.89 feet to the point of beginning.

This is the identical property conveyed to the mortgagor herein by deed of Lanwa Properties, a Partnership, dated April 21, 1980, and recorded in the R.M.C. Office for Greenville County in Deed Book 1125 at Page 644 on May 12, 1980.

ALSO: All those pieces, parcels or tracts of land containing 1.08 acres and 9.51 acres, more or less, situate, lying and being on the southern side of Michelin Road, County of Greenville, State of South Carolina, being known and designated as Parcels "B" and "C" as shown on plat entitled "Prepared for W. Steve Lang, M.D.", prepared by Heaner Engineering Co., Inc., dated September 13, 1974,

(continued on rider attached hereto)

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto, all improvements now or hereafter situated thereon, and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto).

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