

P.O. Box 10148 Greenville, S.C. 29603

Greenville, S. C. 29603

APR 13 3 05 PM '81  
JOHN BANKERSLEY  
S.C.

MORTGAGE

1535 252

THIS MORTGAGE is made this 16 day of MARCH 1981 between the Mortgagor, FRANK M. WATKINS, SR., (herein "Borrower"), and the Mortgagee, CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 500 E. WASHINGTON ST., P.O. BOX 10148, GREENVILLE, S. C. (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of THIRTY THOUSAND FOUR HUNDRED AND NO/100 Dollars, which indebtedness is evidenced by Borrower's note dated MARCH 16, 1981 (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, 2001

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, with the buildings and improvements thereon, lying and being on the westerly side of Carolina Avenue, in the City of Greenville, S. C., being shown as Lot No. 14, Block I, Section 5, on the plat of East Highlands Estates as recorded in the RMC Office for Greenville County, S. C. in Plat Book "K", pages 78-79-80, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the westerly side of Carolina Avenue at a point 329.8 feet north of the northwesterly corner of the intersection of Carolina Avenue and Fairview Avenue, said pin being the joint front corner of Lots Nos. 14 and 15, Block U, Section 5, and running thence along the joint line of said lots, S. 80-58 W. 170 feet to an iron pin on the edge of a strip reserved for utilities; thence along the edge of said strip N. 7-23 W. 62 feet to an iron pin, joint rear corner of Lots Nos. 13 and 14; thence along the joint line of Lots Nos. 13 and 14 N. 78-10 E. 168.3 feet to an iron pin on the westerly side of Carolina Avenue; thence along the westerly side of Carolina Avenue S. 9-0 E. 70 feet to the point of beginning.

Derivation: Deed Book 1144, Page 399 - John Phillip Anthony Groce, et. al 3/16/81

which has the address of 120 Carolina Avenue Greenville, S. C. 29607 (herein "Property Address");

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 seised 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.

5CTO --- 1 M1681 1212

4.0001

250

4328 RV.2