

Mortgagee's mailing address: 105 Chipwood Lane, Greenville, S. C. 29615

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S. C.
BOOK 1543 PAGE 567
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Charles M. Watson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Thurman B. McKinney and Bernice H. McKinney

(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 Nine Thousand Five Hundred and 00/100-----

Dollars (\$ 49,500.00) due and payable

in monthly installments of \$579.94, beginning July 1, 1981 and continuing on each successive month thereafter until paid in full. Payments are to be applied first to interest and then to principal, with the privilege to prepay in whole or in part at any time, without penalty.

with interest thereon from _____ date _____ at the rate of 13% per centum per annum, to be paid: monthly

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 Greenville,

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, as is more fully shown on a plat entitled "Property of Charles M. Watson", dated May 28, 1981, prepared by Carolina Surveying Company, and recorded in the R. M. C. Office for Greenville County in Plat Book 8R, at Page 40, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old spike on the northern side of S. C. Highway 291 By-Pass, which old spike is located 565 feet from the intersection of S. C. Highway 291 By-Pass and Worley Road, and running thence with the line of property of Louie and Verlean Holmes, N. 10-01 W. 336.9 feet to an old iron pin in the line of property of Walker Griffin; running thence with the line of said property, S. 84-35 E. 100.9 feet to an old iron pin at the corner of property of Washington Investment Company; running thence with the line of said property, S. 85-51 E. 11.5 feet to an old iron pin at the corner of property of Thomas C. Holmes; running thence with the line of said property, S. 14-46 E. 281.9 feet to an iron pin on the northern side of S. C. Highway 291 By-Pass; running thence with the northern side of said By-Pass, S. 68-41 W. 134.4 feet to the point of beginning.

This being the same property conveyed to the mortgagor by deed of Thurman B. McKinney and Bernice H. McKinney, of even date, to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP
JUN 9 1981
TAX
\$ 18.80

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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