

Mortgagee's address: **GREENVILLE, S.C. 3028, Greenville, S.C. 29602**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

**FILED**  
**APR 4 3 03 PM '83**

MORTGAGE OF REAL ESTATE

BOOK 1800 PAGE 607

S. TAINERSLEY R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **EUGENE B. WATSON, TRUSTEE**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **FIRST CITIZENS BANK & TRUST COMPANY**

(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 **Twenty Thousand Three Hundred and No/100--**  
----- Dollars \$ **20,300.00** due and payable

as per the terms of that promissory note dated herewith

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid: as per the terms of

**that promissory note dated herewith**  
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**, at the southeast corner of East North Street and Brown Street, in the City of Greenville and having the following metes and bounds, to-wit:

**BEGINNING** at an iron pin at the corner of said East North and Brown Streets and running thence in a southerly direction along Brown Street 150 feet to the Y.M.C.A. lot; thence in an easterly direction along the line of that lot and parallel with East North Street 100 feet to the Finlay property; thence in a northerly direction along the line of the Finlay property and parallel with Brown Street 150 feet to East North Street; thence in a westerly direction along East North Street 100 feet to the beginning corner.

THIS being the same property conveyed to William N. Watson by Amelia L. Reilly by deed of August 6, 1918 recorded in the RMC Office for Greenville County, SC in Vol. 50, Page 193, and placed in trust for the benefit of E.P. Watson, Jr. and W.N. Watson, Jr. by Will of William N. Watson as shown by Greenville County Probate Court Apt. 446, File 11, Eugene B. Watson was appointed successor trustee as shown by Judgment Roll I-2527 of October 25, 1961.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
TAX STAMP  
APR 4 1983  
\$ 08.12

APR 7 1983 1035

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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 such 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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