

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUN 20 5 00 PM '83 MORTGAGE OF REAL ESTATE
DONNIE W. WATSON TO ALL WHOM THESE PRESENTS MAY CONCERN:
R.M.C. WATSON

WHEREAS, JOHN H. BOYD, JR. and CHANDLER L. BOYD; JOHN P. BRUNER and JARRELL L. BRUNER;
and DAVID F. WATSON and GAIL G. WATSON
(hereinafter referred to as Mortgagor) is well and truly indebted unto CATHAY CANNON RODGERS and WALTER W. RODGERS, III

(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 -----

-----FIFTEEN THOUSAND AND NO/100-----Dollars (\$15,000.00) due and payable
as follows: One (1) installment of One Hundred Seventy Five Dollars and Twenty-Nine Cents
(\$175.29) due and payable on or before July 20, 1983 and a like installment due and payable
each and every month thereafter for fifteen (15) years or One Hundred Seventy Nine (179)
months, with the last payment due June 20, 1998
with interest thereon from date at the rate of 11.5% 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 piece, parcel or lot of land known and identified as Lot 235 of Pioneer Park
Map No. 2 recorded in the office of the RMC for Greenville County, South Carolina in
Plat Book C at page 82 and thereon more particularly described as follows: BEGINNING
at the northeast corner of River Way and Lake Drive; thence with the north side of River
Way N 47-25 E 100 feet to a pin; thence with the north side of River Way N 47-25 E 100
feet to a pin; thence N 27-34 W 140 feet to corner of Lot 234; thence with the line of 234,
S 50-43 W 150 feet to the east side of Lake Drive; thence with the east side of Lake Drive
S 47-51 E 144.8 feet to the beginning corner.

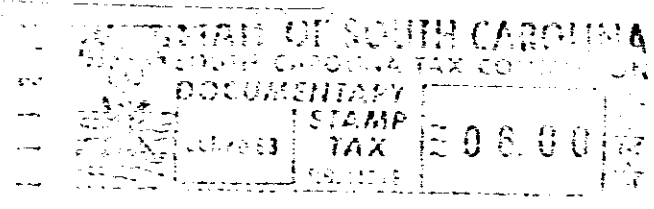
ALSO all that piece, parcel or lot of land BEGINNING at an iron pin on the northeast corner
of Lot No 235 as shown on said plat, and running thence N 50-43 E to a point in the center
of branch as shown on said plat; thence with the said branch in a southerly direction and
following the meanders of said branch to road known as River Way; thence along the northern
side of said road to an iron pin at the southeast corner of Lot No. 235; thence along the
line of Lot No. 235 N 27-34 W 140 feet to the beginning point.

ALSO all that piece, parcel or lot of land BEGINNING at a point in the center of the above
mentioned branch on the southern side of River Way and thence following the meanders of
said branch to the South Saluda River; thence along the South Saluda River in a south-
westerly direction to a point on said river; said point being the end of a line west of
and parallel to eastern line of unnumbered lot which adjoins lot 279 on the east; and
running thence along the said line which is west of and at all points 10 feet from the
east line of said unnumbered lot N 27-34 W to a point on the southern side of River Way;
thence along said River Way in an easterly direction to the point of BEGINNING.

THIS conveyance is made subject to any restrictions, reservations, zoning ordinances or
easements that may appear of record, on the recorded plat(s), or on the premises.

THIS being the same property conveyed to the Grantors herein by deed from Clarence C.
Britton, Thomas B. Williams and James Richard Williams dated January 26, 1977, and
recorded in the RMC Office for Greenville County in Deed Book 1051 at Page 406.

Property Address: 2 Holly Ridge Road, Lakemont, Cleveland, SC 29635



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or apper-
taining, 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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--2 JUN 20 1983

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