

91-1820-070

FILED  
GREENVILLE  
AUG 11 2 56 PM '83

# MORTGAGE



THIS MORTGAGE is made this 9th day of August 1983, between the Mortgagor, Michael M. Watts and Phyllis C. Watts, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Five Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 2, 1983, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August, 1988.

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 piece or lot of land situate, lying and being on the southwestern side of Bidwell Street near the City of Greenville, in the County of Greenville, State of South Carolina, and being known and designated as Lot No. 71 and a portion of lots 67 and 68 of a Subdivision known as Pine Brook, plat of which is recorded in the REC Office for Greenville County in Plat Book Z at Page 148, also shown as the property of Micheal M. Watts and Phyllis C. Watts, by plat of Richard D. Wooten, dated March 1979 and has according to said latter plat the following metes and bounds, to wit:

Beginning at an iron pin on the southwestern side of Bidwell Street at the joint corner of lots 71 and 72 and running thence with the southwestern side of said street S. 33-31 E., 100 feet to an iron pin in the line of Lot 68; and running thence along a new line through lots 68 and 67 S. 56-29 W., 150 feet to an iron pin; running thence N. 33-31 W., 100 feet to an iron pin at the joint rear corner of Lots 71 and 72; running thence along the joint line of said lots N. 56-29 E., 150 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Grantors herein by deed of Charles G. Driggers and Cynthia H. Driggers dated April 2, 1979, recorded April 2, 1979 in Deed Book 1099 at page 643.

This is a second mortgage and junior in lien to that mortgage executed by Michael M. Watts and Phyllis C. Watts to First Federal which is recorded in REC Office of Greenville County in Book No. 1461 Page 535 date 3 April 79.

which has the address of 3 Bidwell St. Taylors  
S. C. 29687  
(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 seized 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.

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