

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Louis M. Watson, of Greenville County, South Carolina,

SEND GREETING:

WHEREAS, I, the said Louis M. Watson

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to Elizabeth D. Zimmerman

in the full and just sum of Three Hundred Fifty & No/100 (\$350.00) Dollars to be paid: one year after date,

The Debt Hereby Secured is Paid in Full and the Lien of this Instrument is Satisfied this 18th of Feb. 1946

with interest thereon from date the rate of five per cent. per annum, to be computed and paid semi-annually until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon,

besides all costs and expenses of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage) and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee, and his heirs, assigns, and assigns, here

Heirs and Assigns, forever, all and singular that certain piece, parcel or tract of land situate, lying and being in Greenville Township, Greenville County, State aforesaid,

on the southeastern side of the Saluda Dam Road (old Pendleton Road), and having according to survey made by J. Coke Smith, Surveyor, November 11, 1945, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of said Road, and running thence N. 88-00 E. 164.4 feet to iron pin; thence S. 12-00 E. 274 feet to iron pipe; thence S. 19-00 E. 205 feet crossing a branch to iron pin near twin poplars; thence S. 3-00 W. 153.6 feet to iron pin; thence S. 13-00 E. 715 feet to iron pin in Poinsett Branch; thence following the meanders of said Branch in a southwesterly direction 1,091.9 feet to Saluda River; thence up Saluda River in a northwesterly direction 160 feet to iron pin at the intersection of a branch and Saluda River, and in line of lands now or formerly owned by J. S. Christopher; thence up the meanders of said branch along the Christopher line in a northeasterly direction 859.6 feet to an iron pin; thence still with the Christopher line, N. 27-30 W. 500 feet to an iron pin in the Saluda Dam Road; thence with said Road in a Northeasterly direction 511.3 feet to the beginning corner; said tract contains 15.50 acres, more or less, as shown on said Plat of J. Coke Smith, Surveyor, said premises being the same conveyed to the mortgagor by W. G. Sirrine by deed to be recorded herewith.

It is understood that this mortgage is junior in lien to a mortgage executed to Fidelity Federal Savings & Loan Association dated November 20, 1945, covering the above described property.