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GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

DONNIE S. TANKERSLEY

R. M. C.

To All Whom These Presents May Concern: And the American Spire of the American Spire of

WHEREAS, Jimmy A. Watkins and Shirley Watkins

hereinafter called the mortgagor(s), is (are) well and truly indebted to
Southern Bank & Trust Company, hereinafter called the mortgagee(s),

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the experience and their activities of the formation of the contract of activities and their experiences of the

in the full and just sum of Six Thousand Two Hundred and 28/100------(\$6,200.28)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable excite dayout

in thirty-six (36) equal, consecutive monthly payments of One Hundred Seventy-two and 23/100 Dollars (\$172.23) each, commencing July 15, 1973, and on the same day of each month thereafter with interest

from date at the rate of six and a half per centum per annum until paid; interest to be computed and paid mothly as included and if unpaid when due to bear interest at same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay temper cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville County, South Carolina, and being shown and designated as Lot 2 on a plat entitled "Property of J. P. Stegall" by Ethan C. Allen, Registered Land Surveyor, dated June 4, 1973, recorded in the R. M. C. Office for Greenville County in Plat Book at page, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at a new iron pin at the northeastern corner of Lot 1 as shown on said plat, and running thence, N. 17-18 W., 114.5 feet to an old iron pin; thence S. 88-00 W., 92.5 feet to an old iron pin; thence S. 1-10 E., 110 feet to a new iron pin at the northwestern corner of property designated on said plat as driveway easement; thence with the northern lines of said driveway easement and Lot 1, N. 88-00 E., 124.3 feet to the point of beginning.

Together with the right, privilege and easement to go in and upon that certain property property designated as a driveway easement on said plat, for purposes of ingress and egress from Highway Route 123 to the above described Lot 2. It is the intention and understanding of the parties hereto that said driveway easement shall be a way by necessity, or easement appurtenant, and shall run with the land designated on said plat as Lot 2. The property hereby conveyed as a driveway easement is more particularly described, according to said plat, as follows:

Beginning at an old iron pin on the northern side of Route 123 at the southeastern corner of property now or formerly owned by Godsey, and running thence with the northern side of Route 123, S. 86-55 E., 20 feet to a point on the southwestern corner of Lot 1; N. 1-10 W., 142.6 feet to a point on the northwestern corner of Lot 1; thence with the line of Lot 2, S. 88-00 W., 20 feet to a new iron pin on the southwestern corner of Lot 2; thence with the line of property now or formerly owned by Godsey, S. 1-10 E. 140 feet to the point of beginning.