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First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DONALD B. WATSON AND JANE G. WATSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-two Thousand Fifty and No/100----- DOLLARS

(\$ 22,050.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 piece, parcel or lot of land situate, lying and being on the Western side of Ponce De Leon Drive in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 8 as shown on a plat entitled "Map of Lanneau Drive Highlands", prepared by Dalton & Neves Co., Engineers, dated August, 1937, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book D at pages 288 and 289 and having, according to a more recent survey of plat entitled "Property of Daniel Henry Bull, Jr., and Ann L. Bull", prepared by Webb Surveying & Mapping Company, dated March 14, 1974, the following metes and bounds:

BEGINNING at a nail and cap over an iron pin under asphalt on the Western side of Ponce De Leon Drive at the joint front corner of Lots Nos. 7 and 8 and running thence with the line of Lot No. 7 S. 63-47 W. 160 feet to an iron pin in the line of Lot No. 26; thence with the line of Lot No. 26 N. 26-13 W. 50 feet to an iron pin in the line of Lot No. 9; thence with the line of Lot No. 9 N. 63-47 E. 160 feet to an iron pin on the Western side of Ponce De Leon Drive; thence with the Western side of Ponce De Leon Drive S. 26-13 E. 50 feet to the point of beginning.

This is the identical property conveyed to the Mortgagors herein by deed of Daniel Henry Bull, Jr., and Ann L. Bull, dated January 14, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Mortgage Book 1949 at page 732 on January 14, 1977.

In addition to and together with the monthly payments of principal and interest under the terms of the note secured hereby, the Mortgagors promise to pay to the Mortgagee for the term of the guaranty policy the sum of 1/48th of 1% of the original amount of this loan in payment of the mortgage guaranty insurance covering this loan and on their failure to pay it, the Mortgagee may advance it for the Mortgagor's amount and collect it as part of the debt secured by the mortgage.

Together with all and singular the rights, members, hereditainents, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.

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