

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

RECORDED  
GREENVILLE CO. S. C.  
JUL 15 10 21 AM '70  
OLLIE FARNSWORTH  
R. H. C.

BOOK 1160 PAGE 523

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Robert L. Watkins, Jr. and Tamara A. Watkins, of Greenville County

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
The Citizens & Southern National Bank of South Carolina, Greenville, S. C.

(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 One Hundred Eighty-Three Thousand and No/100-----  
-----Dollars (\$ 183,000.00 ) due and payable

Due and payable on demand

and one-half (9-1/2%)

with interest thereon from date at the rate of nine/ per centum per annum, to be paid: quarterly, the first interest  
payment due October 14, 1970

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 grant-  
ed, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and as-  
signs:

"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, within the corporate limits of the City of  
Greenville, as is more fully shown on a survey for Robert L. Watkins, Jr., prepared by  
Carolina Engineering & Surveying Co., July 13, 1970, and having, according to said plat,  
the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the intersection of Church Street and Rose Avenue and running  
thence along the eastern edge of the right-of-way of Church Street, N. 25-13 E. 371.4 feet  
to an iron pin at the intersection of Church Street and Pearl Avenue and running thence with  
the intersection of said Church Street and Pearl Avenue, N. 68-21 E. 36.6 feet to an iron  
pin on the southern side of Pearl Avenue; thence with the southern side of Pearl Avenue,  
S. 68-50 E. 207.5 feet to an iron pin; thence continuing with the southern side of Pearl  
Avenue, N. 80-39 E. 54.8 feet to an iron pin; running thence S. 2-0 E. 268 feet to an iron  
pin on the northern side of Rose Avenue; thence with the northern side of Rose Avenue,  
S. 88-0 E. 449.5 feet to the point of beginning;

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or ap-  
pertaining, and of all 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 such  
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.

PAID AND FULLY SATISFIED

THIS THE 16 DAY OF June 1971.

THE CITIZENS AND SOUTHERN NATIONAL  
BANK OF SOUTH CAROLINA  
GREENVILLE, S. C.

By De Fay E. Cudd act. V. Pres.

By W. Dean Hudson act. cashier

WITNESS Patricia L. House

WITNESS Alonius T. Hollyburton

SATISFIED AND CANCELLED OF RECORD

17 DAY OF June 1971  
Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:27 O'CLOCK P. M. NO. 30735