

FILED
GREENVILLE CO. S. C.

BOOK 1155 PAGE 71

JUN 15 1 18 PM '71

STATE OF SOUTH CAROLINA

OLLIE FARNSWORTH
R. M. C.

COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

This mortgage, made this the 15th day of June, 1971, by Haloh, Inc. Robert L. Watkins, and Tamara A. Watkins, hereinafter called the Mortgagor, (whether one or more persons) in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto The Citizens & Southern National Bank of South Carolina, Greenville, South Carolina hereinafter called the Mortgagee, in the principal amount of One Million, Three Hundred Sixty Thousand and No/100 (\$1,360,000.00) Dollars, for money loaned as evidenced by promissory note dated this day and maturing as follows:

\$10,991.00 on the first day of July, 1972, and the same amount on the same day of each month thereafter, up to and including the first day of June, 1992, on which date the balance of the principal and all accrued interest shall be due and payable. Each payment to be applied first to interest and balance to principal,

with interest thereon as set forth in said Note. Both principal and interest are payable in lawful money of the United States of the present standard of weight and fineness, to The Citizens & Southern Bank National of South Carolina, Greenville, South Carolina, and are to be secured by this conveyance, as will more fully appear by reference to said Note.

NOW, KNOW ALL MEN BY THESE PRESENTS, That the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing the payment thereof and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth together with interest thereon, to the said mortgagee according to the condition of 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 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 Citizens & Southern National Bank of South Carolina, Greenville, South Carolina, its successors or assigns, the following described property situated in the County of Greenville, State of South Carolina, 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, revised May 8, 1971, and recorded in the R. M. C. Office for Greenville County in Plat Book 4-K at Page 25, 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 W. 449.5 feet to the point of beginning.