

FILED
GREENVILLE CO. S. C.

BOOK 1239 PAGE 207

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OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: GLENN C. WATKINS &

BETTY B. WATKINS

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

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Five Thousand One Hundred Fifty and No/100-----

DOLLARS (\$ 5,150.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, June 1, 1987.

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, with all improvements thereon, or hereafter constructed thereon, situate, lying and being on the Northwestern side of Best Drive (formerly known as Springfield Street) and on the Western side of Best Drive (formerly known as Lark Avenue or Welcome Road), in Greenville County, South Carolina, being shown as a portion of Lot No. 48 of the Estate of J. Riley Yown, recorded in the RMC Office for Greenville County, S. C., in Plat Book J, pages 258 and 259, and being shown as Lot No. 48-A on a Plat of the Property of William A. Hammond made by C. O. Riddle, Surveyor, dated July 15, 1971, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwestern side of Best Drive (Springfield Street) at the corner of Lot No. 48-B, owned by Blake K. Brooks, and running thence along the line of said property, N. 30-35 W., 105 feet to an iron pin; thence along the line of Lot No. 47, N. 60-00 E., 95 feet to an iron pin on Best Drive (Lark Avenue); thence along the Western side of said street, S. 30-35 E., 105 feet to a point; thence along the Northwestern side of Best Drive, S. 60-00 W., 95 feet to an iron pin, the point of beginning.