

STATE OF SOUTH CAROLINA
COUNTY OF Greenville, S.C.

BOOK 1248 PAGE 549

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We Alton R. and Betty Watson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Termplan Finance Co, Inc. of 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 Four Thousand Three Hundred Twenty Dollars and 00/100 Dollars (\$ 4,320.00) due and payable

with interest thereon from date at the rate of 8% per centum per annum, to be paid: 36 Payments of 120.00 per Mo.

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 granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"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

All that piece, parcel or lot of land with buildings and improvements thereon situate, lying and being in the County of Greenville, State of South Carolina, on the Southwest side of Floyd Street and being known and designated as Lot #84 as shown on plat entitled "Monaghan Subdivision, Section #2, made by Piedmont Engineering Service, Greenville, South Carolina May 1957 and recorded in the RMC Office for Greenville County in Plat Book GG, at page 151 and described at page 151 and described as follows.....

Beginning at an iron pin on the Southwest side of Floyd Street at the joint front corner of Lots 83 and 84 and running thence with line of Lot 83, S. 83-30 West 160 feet to an iron pin in the rear line of Lot #69, thence with the rear line of Lot #69, N. 51-30 West 75 feet to an iron pin at the joint rear corner of Lots 84 and 85, thence with line of Lot #85, N. 38-30 East 160 feet to an iron pin on the Southwest side of Floyd Street, thence with the Southwest side of Floyd Street, S. 51-30 East 75 feet to the beginning corner.

This property is sold subject to the restrictions recorded in the RMC Office for Greenville County in deed Book 581, at page 309 and to all other reservations, rights of way, easements and set back line as shown on said plat and as recorded against said subdivision...

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, 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.