

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, **BOYCE A. WATSON**

(hereinafter referred to as Mortgagor) is well and truly indebted unto **BANKERS TRUST OF SOUTH CAROLINA**

(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 SEVEN HUNDRED FIFTY AND NO/100--- Dollars (\$ 5,750.00 (due and payable
in monthly installments of \$119.37, for a period of five years, payments
applied first to interest and then to principal, the first payment due
January 10, 1978,

with interest thereon from _____ date _____ at the rate of **nine (9%)** per centum per annum, to be paid monthly

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 **Greenville**, in **Austin Township**, about **one-half mile** east of the Town of Simpsonville, and being more specifically described as follows:

Lot No. 8 in Block 3 of "MOORE HEIGHTS" and being the same lot conveyed to W. W. Simmons by S. M. Vaughn by deed recorded in Book 21, page 46, and being likewise the same lot of land conveyed to J. B. League and T. D. Burdette by the said W. W. Simmons by deed dated February 1, 1940, said deed recorded in Book 218, page 262. Also lots numbers 6 and 7 in Block 3 of the "MOORE HEIGHTS" Subdivision and being the same two lots conveyed to B. W. Burdette by W. A. Richards by deed recorded in Book 31, page 22. They are likewise the same two lots of land conveyed to J. B. League by B. W. Burdette by deed dated May 14, 1938, said deed being recorded in Book 204, page 48. They are also the same two lots of land in which J. B. League conveyed a one-half undivided interest unto T. D. Burdette by deed dated January 6, 1942, said deed being recorded in Book 241, page 211. The two lots each have a frontage of 50 feet and run back in parallel lines a distance of 150 feet.

Being the same property conveyed to the mortgagor herein by deed of Kenneth L. Cassell, of even date herewith, to be recorded.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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.