

GREENVILLE S.C.

JAN 11 2 01 PM '80

MORTGAGE OF REAL ESTATE

BOOK 1497 PAGE 681

State of South Carolina }  
COUNTY OF GREENVILLE }

CITIZENS B. & L. ASSOCIATION  
P. O. BOX 303, 117 TRADE ST.  
GREER, S. C. 29651

To All Whom These Presents May Concern:

We, Arthur J. Watson and Frances D. Watson

SEND GREETING:

WHEREAS, we the said Arthur D. Watson and Frances D. Watson

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of **Six Thousand & No/100** ----- (\$ 6,000.00 ) Dollars, with interest from the date hereof at the rate of **Thirteen 1/2** per cent ( 13 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

**One Hundred Thirty Eight & 06/100** ----- (\$ 138.06 ) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Arthur A. Watson and Frances D. Watson, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the City Greer, on the Northwest side of Wilson Road, and being shown as an unnumbered lot on a plat of property prepared for R. R. Taylor, et al. and recorded in Plat Book VVV, page 193 and, according to said plat, having the following metes and bounds:

BEGINNING at an iron pin on the Northwest side of Wilson Road, said iron pin being S. 35-00 W. 546 feet from the intersection of Wilson Road and James Road, the Southeast corner of the Douglas O. Taylor lot, and running thence with the line of Taylor, N. 55-00 W. 175.5 feet to an iron pin; thence S. 34-50 W. 100 feet to an iron pin; thence S. 55-00 E. 175.25 feet to an iron pin on the Northwest side of Wilson Road; thence therewith N. 35-00 E. 100 feet to the point of beginning.

The above described property is conveyed subject to easements and rights of way, if any, or record or present on the premises.

The above described property being a portion of the same conveyed to James A. Terry and Isola N. Terry by deed or R. B. and W. T. Taylor, recorded January 16, 1969, in Deed Book 860 at page 171, R.M.C. Office for Greenville County.

This is the same property conveyed to us by James A. Terry and Isola N. Terry, by deed dated January 3, 1979 recorded in Deed Book 1094 Page 833 on January 5, 1979.

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