

Mortgagee's Address: 201 Trade Street
Fountain Inn, SC 29644

Closing Date: February 3, 1981
(Date Instrument Delivered)

NOT TO BE SATISFIED IN FULL

28th day of Mar '81

FILED

GREENVILLE CO. S.C.

UNION FEDERAL BANK, F.S.B.

MEMBER SAVINGS AND LOAN ASSOCIATION

BY

WILLIAM T. WATKINS

AND

ELIZABETH W. WATKINS

OF

GREENVILLE, S.C.

29644

MORTGAGE

RENEGOTIABLE RATE NOTE
(See Rider Attached)

BOOK 84 PAGE 1659

BOOK 1531 PAGE 673

31056

FEB 11 11 21 AM '81

3rd day of February

THIS MORTGAGE is made this 3rd day of February 1981

between William T. Watkins and Elizabeth W. Watkins

(herein "Borrower"), and the Mortgagee, UNITED FEDERAL

SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing

under the laws of the United States of America, whose address is 201 Trade Street,

Fountain Inn, S.C. 29644 (herein "Lender").

"NOTE" includes all Renewals and Amendments of the Note dated February 3, 1981

WHEREAS, Borrower is indebted to Lender in the principal sum of Forty Eight Thousand Four

Hundred & No/100 (\$48,400.00) Dollars, which indebtedness is evidenced by Borrower's note

dated February 3, 1981 (herein "Note"), providing for monthly installments of principal and interest,

with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2011

Formerly United Federal

Savings and Loan Association

TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the

payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this

Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment

of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein

"Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and

assigns the following described property located in the County of Greenville

State of South Carolina:

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, known and designated as a portion of Lot #14

on a plat of Subdivision of Green Lake Acres, by H. C. Clarkson, Jr., in July,

1965, recorded in Plat Book JJJ, at Page 115, and having according to said plat

the following metes and bounds, to-wit:

BEGINNING at an iron pin N. 22-59 E. 100 feet to an iron pin; thence N. 45-59

E. 100 feet to an iron pin; thence N. 63-30 E. 226.3 feet to an iron pin; thence

S. 14-08 W. 51.4 feet to an iron pin; thence S. 54-45 W. 551.8 feet to the

beginning corner.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in Greenville

County, State of South Carolina, known and designated as Lot No. 14, as shown on

a plat of the Subdivision of Green Lake Acres, prepared by H. C. Clarkson, Jr.,

in July, 1965, and having according to plat thereof which is recorded in the RMC

Office for Greenville County in Plat Book JJJ, at Page 115, the metes and bounds as

appear thereon.

BEGINNING at an iron pin N. 21-20 W. 33.6 feet to an iron pin; thence N. 1-12 E.

387.6 feet to an iron pin; thence N. 54-45 E. 368.5 feet to an iron pin; thence

S. 14-08 W. 665.2 feet to an iron pin; thence N. 84-13 W. 135 feet to an iron

pin, the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of William

H. Shropshire & Kathryn F. Shropshire to be recorded of even date herewith.

NOTICE: THIS MORTGAGE SECURES A NOTE WHICH CONTAINS PROVISIONS FOR AUTOMATIC

RENEWAL OF SUCH NOTE FOR SUCCESSIVE PERIODS NOT TO EXTEND BEYOND Jan. 1

2011. THE INTEREST RATE AND THE PAYMENTS UNDER THE NOTE MAY CHANGE AT THE

TIME OF EACH RENEWAL. A COPY OF THE PROVISIONS OF THE NOTE RELATING TO

RENEWAL AND CHANGE OF INTEREST RATE AND PAYMENTS IS ATTACHED TO THIS

MORTGAGE AS AN EXHIBIT.

Swartz Case

GREENVILLE CO. S.C. FILED FEB 11 1981

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