

FILED
GREENVILLE CO. S. C.

BOOK 1155 PAGE 463

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 19 12 50 PM '70

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Richard Batson and Faye Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. Aldon Batson and Dean Batson

(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 Seven Thousand and no/100

Dollars (\$7,000.00) due and payable in equal monthly installments of One Hundred and no/100 (\$100.00) Dollars with first payment due and payable on June 15, 1970, and on a like date each month thereafter until paid in full

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually

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, State of South Carolina, in Bates Township near Travelers Rest, South Carolina situate on the southern side of Clearview Street, also known as the Old Little Texas Road, and being approximately 500 feet more or less southwest of the intersection of the State Park Road and the Old Little Texas Road and having according to a plat of J. Earle Freeman, dated September 28, 1940, the following metes and bounds, to-wit:

BEGINNING at an iron pin in the center of Clearview Street and running thence S. 29-45 E. 208.56 feet to an iron pin; thence S. 60-15 W. 208.56 feet to an iron pin; thence N. 29-45 W. 208.56 feet to the center of said street; thence with the center of said street, N. 60-15 E., 208.56 feet to the point of beginning.

ALL that piece, parcel or lot of land situate lying and being in Bates Township, County of Greenville, State of South Carolina being shown as Lot 2 on a plat of the property of the Estate of Minnie M. Batson prepared by C. O. Riddle Reg. L.S. said plat being made in September, 1969, and recorded in Plat Book UUU at Page 139 in the R.M.C. Office for Greenville County. For a more accurate description, reference is craved to said plat.

Together with all and singular rights, members, herditaments, 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.