

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

Aug 1 3 35 PM '77
DANNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Stephen M. Batson and Frankie P. Batson----

(hereinafter referred to as Mortgagor) is well and truly indebted unto -- William Mann Batson and Elizabeth H. 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 -- Sixteen Thousand, Three Hundred, Thirty-Five and

16/100----- Dollars (\$ 16,335.16) due and payable

in accordance with note of even date herewith

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with interest thereon from~~

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, on the Northwestern side of McElhaney Road, near Travelers Rest, in Paris Mountain Township, in the County of Greenville, State of South Carolina, and designated as Tract 2 on a plat entitled "Property of Surety Life Ins. Company, Greenville County, South Carolina", made by Piedmont Engineering Service, Greenville, S. C. August 2, 1955, and having according to said plat the following metes and bounds:

BEGINNING at a point in the center line of McElhaney Road at its intersection with a dirt road, corner of Tract 1 as shown on said plat and running thence with the center line of McElhaney Road N. 83-0 E. 100 feet, N. 75-28 E. 100 feet, N. 63-50 E. 550 feet, N. 60-13 E. 100 feet, N. 45-25 E. 100 feet, N. 30-35 E. 100 feet, N. 5-49 E. 100 feet; N. 1-38 E. 100 feet, N. 8-25 W. 278.2 feet to the corner of Tract 3; thence leaving McElhaney Road S. 62-52 W. 457.1 feet to an iron pin; thence S. 67-48 W. 672.1 feet to an iron pin; thence S. 10-02 E. 518.7 feet to the point of beginning.

LESS, HOWEVER:
ALL that piece, parcel or tract of land being on the north side of McElhaney Road in Paris Mountain Township, County of Greenville, State of South Carolina, being a part of the same property deeded to J. N. Batson by the Surety Life Insurance Company, August 11, 1955, and recorded in the RMC Office for Greenville County in Deed Book Vol. 531, Page 517 and having the following metes and bounds to wit:

BEGINNING on an iron pin on the north bank of McElhaney Road and running thence N. 10'2" W. 200 feet, thence N. 83 E. 100 feet, thence S. 10'2" E. 200 feet, thence S. 83 W. 100 feet to the beginning corner, containing 46/100 acres.

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ALL THAT PIECE OF LAND BEING THAT CERTAIN PIECE OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ON THE NORTHWESTERN SIDE OF MCELHANEY ROAD ABOUT ONE MILE S. W. OF TRAVELERS REST, IN PARIS MOUNTAIN TOWNSHIP, IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AND DESIGNATED AS TRACT 2 ON A PLAT ENTITLED "PROPERTY OF SURETY LIFE INS. COMPANY, GREENVILLE COUNTY, SOUTH CAROLINA", MADE BY PIEDMONT ENGINEERING SERVICE, GREENVILLE, S. C. AUGUST 2, 1955, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS:

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.

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