

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Bobby Earle Batson and Anna R. Batson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 (\$7000.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, situate on the north west side of Louise Avenue, and being shown as Lot 63 on Plat of the property of Walter Monaghan Company recorded in Plat Book M at Page 38, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwest side of Louise Avenue at the joint front corner of Lots 63 and 64 and running thence with line of Lot 64 N. 70-30 W. 243 feet to iron pin in rear line of Lot 67; thence with the rear line of Lots 67 and 68 S. 53-48 W. 90 feet to iron pin at rear corner of Lot 62; thence with line of Lot 62 S. 18-32 E. 208.3 feet to iron pin on Louise Avenue; thence along the northwest side of Louise Avenue N. 73-50 E. 120 feet to iron pin at point of beginning.

Said premises being the same conveyed to mortgagors by deed recorded in Deed Book 497 at Page 512.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

PAID AND RECEIVED OF FULL
THIS 20 DAY OF Oct. 54
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION
BY Elizabeth Nicoll
WITNESSES
James B. Earle
Betty Hayward

SEARCHED AND INDEXED OF RECORD
22 DAY OF Oct. 54
Sue J. Farnsworth
CLERK OF THE COUNTY OF GREENVILLE, S. C.
1236 12th St. Greenville, S. C.