

STATE OF SOUTH CAROLINA

GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

JUL 16 12 14 PM 1968

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN

OLLIE FARNSWORTH
R. M. C.

WHEREAS,

ALVIN F. BATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto

J. S. GARRETT, JR.

(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 Nine Thousand and no/100

Dollars (\$ 9000.00) due and payable

on or before two years from date, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of 7% 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, in Bates Township, on the Western side of the Buncombe Road, in the Town of Travelers Rest, and described as follows: .

BEGINNING at an iron pin on corner of Standard Oil Company's lot, and running thence N. 1/2 W., 58 feet to stake or iron pin; thence S. 88.1/2 W., 195 feet to stake or iron pin on right of way of G. & N RR; thence along right of way of said G. & N RR to iron pin, corner of lot of Standard Oil Company 65 feet; thence with line of said Standard Oil Company 167 feet to the beginning corner.

ALSO: BEGINNING on an iron pin on the Greenville & Northern Railroad right of way and running thence N. 89.1/2 E., 195 feet to iron pin, corner of Garage lot; thence N. 12 W., 50 feet to iron pin; thence S. 89.1/2 W. 129 feet to iron pin; thence S. 58.1/2 W. 88 feet to the beginning corner ; bounded by the Greenville & Northern Railway, the above described property and the Greenville and Hendersonville Highway and Mrs. Fannie E. Goodlett.

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.

*Paid in full 2 July 1970.
J. S. Garrett Jr.
Witness C. Victor Pyle Jr.*

SATISFIED AND CANCELLED OF RECORD
17 DAY OF Dec. 1970
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:22 O'CLOCK P. M. NO. 14246