

APR 5 9 14 AM 1958 BOOK 743 PAGE 37

REAL ESTATE MORTGAGE

OLLIE F. HENNING

THIS MORTGAGE, made and entered into this 7th day of August 19 57, by and between ALVIN F. BATSON & KATHRYN F. BATSON, his wife of the City of Greenville, State of South Carolina hereinafter called "MORTGAGOR" (whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 2000 Fulton National Bank Building, Atlanta, Georgia, hereinafter called "SHELL".

WITNESSETH:

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and to secure the payment of MORTGAGOR'S indebtedness hereinafter described, and the performance and observance by MORTGAGOR of the covenants and conditions of this Mortgage, MORTGAGOR hereby grants, bargains, sells, conveys and mortgages to SHELL the following described premises situated in the town of Travelers Rest, County of Greenville, and State of South Carolina.

A. F. B.

All that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, at the Northern corner of U. S. Highway #276 and Quarry Road, and, according to a Plat made by Terry T. Dill, is described as follows:

BEGINNING at a stake at the Northern corner of U. S. Highway #276 and Quarry Road, and running thence with the Northwestern side of Quarry Road, N. 22-08 E. 214.5 feet to a stake; thence N. 23-34 W. 42 feet to a stake; thence S. 72-00 W. 150 feet to a stake on the right-of-way of U. S. Highway #276; thence with the Northeastern side of said Highway, S. 23-34 E. 207½ feet to the beginning corner.

Being a portion of the property conveyed to Alvin F. Batson by Deed recorded in Deed Book 581, at page 487, R.M.C. Office for Greenville County.

together with all rights, privileges and appurtenances thereunto belonging, all rents, issues and profits therefrom, and all buildings, improvements and Mortgagor's fixtures now or hereafter located thereon.

To have and to hold the same unto SHELL, its successors and assigns, forever; provided, however, and this Mortgage is upon the express condition, that, if MORTGAGOR shall promptly and fully pay MORTGAGOR'S indebtedness to SHELL under and in accordance with the provisions of a certain Promissory Note of even date herewith, in the principal sum of Eleven Thousand & 00/100 Dollars (\$ 11,000.00) and if MORTGAGOR shall fully perform and observe all of the covenants and conditions of this Mortgage, then this Mortgage shall be void; otherwise it shall remain in full force and effect.

MORTGAGOR hereby covenants with SHELL; that MORTGAGOR is lawfully seized of said premises in fee simple and has good right and lawful authority to sell, convey and mortgage the same; that said premises are free from all liens and encumbrances; and that MORTGAGOR will warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever. MORTGAGOR hereby waives and releases all rights of homestead, dower and curtesy in said premises.

MORTGAGOR hereby further covenants and agrees with SHELL as follows:

(Continued on next page)

For Satisfaction see R. E. M. Book 1099 Page 200

Aug. 68
Ollie F. Henning
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