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GREENVILLE CO. S. C.

BOOK 776 PAGE 145

A-419

LEATHERWOOD, WALKER, TODD & MANN

9.30 AM 1959
Page 1 of 3

REAL ESTATE MORTGAGE

THIS MORTGAGE, made and entered into this 5th day of June, 1958, by and between ALVIN F. BATSON & KATHRYN F. BATSON, his wife, and of the City of Greenville & Travelers Rest, State of S.C. HOMER B. STYLES & FLORA B. STYLES, his wife 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 city of Travelers Rest, County of Greenville, and State of South Carolina.

6-2-58
L.S.
S.H.S.
7-2-58

Beginning at a point formed by the intersection of the easterly right-of-way of White Horse Road and the northerly right-of-way of Roe Ford Road and proceeding north 26 degrees 18 minutes east for a distance of 100 feet to a point; thence north 28 degrees 18 minutes east for a distance of 25 feet to a point; thence in an easterly direction for a distance of 100 feet to a point; thence in a southerly direction for a distance of approximately 105 feet to a point; thence south 86 degrees 45 minutes west for a distance of 100 feet to a point; thence north 31 degrees 38 minutes west for a distance of 54.9 feet to the point of beginning

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 Thirteen Thousand & 00/100 Dollars (\$ 13,000.00) 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:

Not satisfied with this Mortgage and do not make it.

RECORDED AND INDEXED BY RECORDER
17
Doris J. [unclear]
RECORDER GREENVILLE COUNTY, S. C.
1959