

MORTGAGE OF REAL ESTATE—Office of **GEORGE F. COWNES**, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
APR 24 3 38 PM '70

BOOK 1153 PAGE 347

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, I, William E. Batson,

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

Sam Parks Distributing Company

(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

Dollars (\$)) due and payable

"SEE STATEMENT BELOW"

with interest thereon from date at the rate of _____ per centum per annum, to be paid

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, at the corner of Wood Drive and an unnamed street, shown on a plat entitled "Property of William E. Batson" made by

Campbell and Clarkson, June 2, 1966, and according to said plat having the following metes and bounds:

BEGINNING at an iron pin at the corner of Wood Drive and an unnamed street and running thence with Wood Drive S. 29-25 W. 100 feet to a pin; thence N. 81-35 W. 182 feet to a pin; thence N. 29-25 E. 100 feet to a pin on said unnamed street; thence with said unnamed street S. 81-35 E. 182 feet to beginning corner.

This mortgage is junior in rank to a mortgage held by C. Douglas Wilson and Co.

STATEMENT:

This mortgage is to secure the indebtedness of the mortgagor for present and future advances of merchandise which have been made or which may hereafter be made by the mortgagee to the mortgagor, together with any interest and charges therewith.

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.

Said 3/2/71.

Sam A. Parks

d/b/a Sam Parks Distributing Co.

Witness Boyd Gandle

SATISFIED AND CANCELLED OF RECORD

12 DAY OF *March* 1971

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 8:48 O'CLOCK A. M. NO. 21133