

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

BOOK 1198 PAGE 201

JUL 9 4 55 PM '77 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
OLLIE FARNSWORTH  
R. M. C.

WHEREAS, I, William Ralph Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. D. Lunsford

(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 Twenty Thousand and no/100

Two Hundred and no/100 (\$200.00) per month, until paid in full. Dollars (\$20,000.00) due and payable

with interest thereon from date at the rate of Six% per centum per annum, to be paid: semi-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

R. D. Lunsford, his heirs and assigns:

ALL that certain piece, parcel or lot of land, with all improvements thereon, lying and being situate on the Buncombe Road near the village of Travelers Rest, S.C. in a subdivision known as "Love Estate" and being known and described on the plat thereof as Lot No. 42. The said plat herein referred to is recorded in the R.M.C. Office for Greenville County in Plat Book I, pages 111 and 112. This lot is specifically described by courses and distances, to-wit:-

BEGINNING at a point on the Northern Side of the Buncombe Road at joint corner of Lots 41 and 42 and running thence along said road N.53-39 E. 100 Feet to lot No.43; thence along the joint line of 42 and 43 N. 36-21 W. 200 feet to corner of lot 67; thence along the joint line of 42 and 67 lots, S. 53-39 W. 100 feet to corner of lot No.41; thence along joint line of lots 41 and 42 S.36-21 E. 200 feet to the beginning corner. This lot is subject to the following restrictions, (1) The said property shall never be sold to any person of African descent. (2) For a period of five years from date of deed (4-13-44). said property shall not be used for any business purposes. (3) No residences (except private garages and outbuildings) shall be constructed on property of less than two thousand (2,000.) exclusive of Lot value.

ALSO, all that piece, parcel or lot of land in Bates Township, Greenville County, State of South Carolina, being known and designated as Lots No 6 and 7 of a subdivision known as Ray E. McAlister property, according to a plat thereof made by Pickell and Pickell, Engineers, dated October 16, 1948, and revised February 24, 1949, and recorded in the R.M.C. Office for Greenville County, South Carolina, and having the following metes and bounds, (according to said plat) to-wit:-

BEGINNING at an iron pin on the E/S of Tub Mountain Rd., Joint front corner of Lots 8 and 7, and running thence with the common line of said two lots, S.42-31 E. 251.6 feet to an iron pin in the line of Lot 9; thence S.42-18 W. 127.8 feet to an iron pin, point rear corner of Lots 6 and 5; thence N.86-21 W. 175 feet to an iron pin on Tub Mountain Rd. N.0-39 E. 100 feet to an iron pin, joint front corner of lots 6 and 7; thence continuing with Tub Mountain Rd., N. 6-39 E. 122 feet to an iron pin; thence continuing with Tub Mountain Rd., N. 64-03 E. 35 feet to an iron pin, the point of beginning.

ALL of that certain piece, parcel or lot of land in Bates Township, in the County of Greenville, State of South Carolina, near the State Park Rd., 1 mile East of Travelers Rest, S.C., reference to which is hereby made for a more particular description, said lot beginning at an iron pin on Batson Rd. and running thence N.17-20 E. 175 ft. to an iron pin; thence running S.74-06 E. 194.5 ft. to an iron pin; thence running S.15-20 W. 200 ft. to an iron pin on Azure Ave.; thence running N.74-40 W. 173.8 ft. to an iron pin; thence running in a curve of Azure Ave. and Batson Rd. N.28-40 W.34.2 ft. to the beginning on Batson Road.

THIS being a part of property of W. A. Batson surveyed by Terry T. Dill, December 13, 1967.

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.