

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

GREENVILLE COUNTY MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DAVID C. BATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN F. BATSON

(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

Thirty Thousand & No/100 ----- Dollars (\$ 30,000.00) due and payable
On Demand.

with interest thereon from _____ date _____ at the rate of 6% per centum per annum, to be paid: On Demand

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:

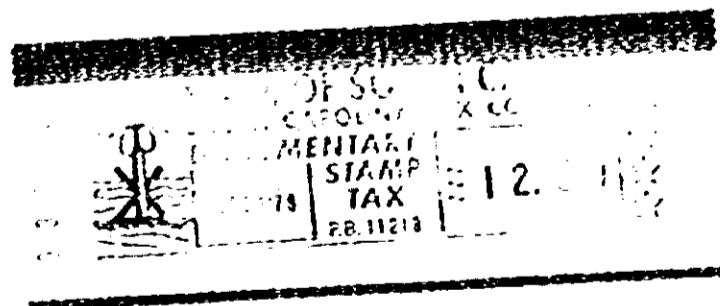
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being a one-half undivided interest in and to the property described on a plat prepared by Terry T. Dill, September 9, 1961 and bordering on Paris Mountain Road 150 feet from the intersection of U. S. Highway 25 (276) and running thence approximately South 68 East, approximately 100 feet to the Right of Way of said U. S. Highways and running thence with said Right of Way, N. 13-20 W. 505 feet; thence N. 68 E. 99.3 feet to an iron pin; thence S. 16-13 E. 324.2 feet; thence S. 53-41 E. 54.4 feet to Paris Mountain Road.

ALSO: ALL that one-half interest in that certain 0.3 acres fronting 53 feet on Paris Mountain Road as recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 886 at page 453 and having the following metes and bounds to-wit:

BEGINNING at an iron pin on Paris Mountain Road at the corner of Batson Oil Company property and running thence along line of Batson Oil property North 53-41 West 54.5 feet to an iron pin; thence North 76-57 East 69.5 feet to an iron pin on Paris Mountain Road; thence with Paris Mountain Road, South 26-41 West 53.2 feet to the beginning corner.

This is part of the same property conveyed to the Grantor, Alvin F. Batson, by deed recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 886 at page 453.

GCTO -----3 DE28 78 550



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 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.

0.915

4328 RV-2