PO Bx 3483, Hickory, NC 28601

MORTGAGE OF REAL ESTATE-Offices of Love, Thornton, Arnold &STHOmason, Attorneys at Law, Greenville, S. C.

79 Mortgagee's Address: % Ken Thomas

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STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GRAF LIABLERSLEY R.H.C

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: DANNY K. BATSON and CYNTHIA H. BATSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAPITAL RESOURCES, INC.

(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 EIGHTY THOUSAND AND NO/100

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This mortgage secures a promissory note in the original amount of \$80,000.00 dated April 26, 1979, and reference is made to the terms of said note executed by the mortgagor Danny Batson to the mortgagee herein.

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, situate on the north western side of Batson Road and on the northern side of Hawkins Road being shown as a tract containing 2.5 acres on a plat of the Property of Danny K. Batson and Cynthia H. Batson dated October 18, 1978, revised July 1979, prepared by W. R. Williams, Jr., Surveyor, recorded in Plat Book at page in the RMC Office for Greenville County and

"BEGINNING at an old nail and cap near the center of Batson Road at the corner of a 21.09 acre tract and running thence with said tract N 71-43 W 479.1 feet to an iron pin in the line of property now or formerly belonging to Hawkins; thence with the Hawkins property S 10-39 E 399.5 feet to a spike near the center of Hawkins Road; thence with Hawkins Road S 76-57 E 144.10 feet to a nail and cap near the center of Batson Road; thence with Batson Road N 45-01 E 157.3 feet to a nail and cap; thence still with said road N 38-21 E 208.64 feet to the point of beginning."

having according to said plat the following metes and bounds, to-wit:

This is the same property conveyed to the mortgagors by deed of Flora Willis Batson, recorded on August 27, 1979 in Deed Book 1110 at page 157.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such in the such and equipment, other than the usual household furniture, be considered a part of the real estate.

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