

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

FILED
CO. S. C.

Mortgagee's Address:
Rt. 5, Box 507A
Travelers Rest, SC 29690

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DANNY BATSON'S MORTGAGE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: ARNOLD W. FELD and CAROLYN E. FELD
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto DANNY 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 ELEVEN THOUSAND AND NO/100--

-----DOLLARS (\$ 11,000.00),
with interest thereon from date at the rate of 13 1/2 per centum per annum, said principal and interest to be repaid: \$187.96 per month including principal and interest computed at the rate of 13 1/2 per cent per annum on the unpaid balance, the first payment being due February 20, 1980 and a like payment being due on the 20th day of each month thereafter for a total of 97 months.

STATE OF SOUTH CAROLINA
DOCUMENTARY
STAMP

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 northeastern corner of the intersection of Batson Road and Azure Avenue near Travelers Rest in Bates Township, Greenville County, South Carolina, being a portion of the W. A. and Ford Batson Property and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeastern corner of the intersection of Batson Road with Azure Avenue and running thence along the eastern side of Batson Road N 17-20 E 174.47 feet to an iron pin; thence S 74-06 E 194.5 feet to an iron pin; thence S 16-07 W 200 feet to an iron pin on the northern side of Azure Avenue; thence along said side of Azure Avenue N 74-40 W 172.46 feet to an iron pin; thence with the curve of the intersection of Azure Avenue with Batson Road, the chord of which is N 28-40 W 35.62 feet to the point of beginning."

The above described property is shown on a more recent plat thereof made by Freeland & Associates, Engineers, recorded in the RMC Office for Greenville County, S. C. in Plat Book 7-M at page 53.

The above property is the same property conveyed to Danny Batson by deed of Tanya Batson, recorded December 16, 1977 in Deed Book 1073, page 745; by deed of Neal Batson, Gary Batson and David Batson, recorded in Deed Book 1053 at page 684 on March 30, 1977; and by deed of Alma Jean Batson, recorded in Deed Book 1052 at page 73 on March 3, 1977, and as the sole heir at law of William Ralph Batson, as will appear by reference to the records of the Probate Court for Greenville County, S. C. contained in Apartment 1399, File 5. On Aug. 15, 1979 a deed was recorded conveying the subject property from the mortgagee to the mortgagors, recorded in Deed Book 1109, pg. 407, RMC GVL 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 fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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DANNY ARNOLD W. FELD, et ux
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