MORTGAGEE ADDRESS: 202 McElhaney Road, Travelers Rest, S.C. 29690 8098 1516 8468 156

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE GF

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

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WHEREAS, I, Mann Batson (also known as William Mann Batson)

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

(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 Seventeen Thousand and No/100------

_____Dollars (\$ 17,000.00) due and payable

The sum of \$7,000.00 due on or before September 1, 1981 and the sum of \$10,000.00 due on or before June 28, 1982

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

All that certain piece, parcel or lot of land lying and being situate near the Village of Travelers Rest in a subdivision of "Love Estates" and located on the Northern side of Love Drive in said subdivison. A plat of said "Love Estates" is recorded in the Office of the RMC for Greenville County in Plat Book "K", at page 31, and reference is made thereto for a more definite and particular description of the lot in question.

BEGINNING at a point on the Northwestern side of Love Drive at a point 110 feet westward at joint lines of Lots 70D and 70E in said subdivision and running thence N. 36-21 W. 200 feet to corner; thence S. 53-39 W. 90 feet to corner; thence S. 36-21 E. 200 feet to corner on Love Drive; thence along Love Drive N. 53-39 E. 100 feet to the beginning corner and being a portion of Lot ko. 70D.

This being the same property conveyed unto the Mortgagor herein by deed of Herman Batson recorded in the RMC Office for Greenville County, South Carolina in Deed Book 283, page 81 on November 17, 1945.

DOCUMENTARY TO 6 POINT

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 therefrem, 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.

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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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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