MORTGAGE OF REAL ESTATE-Offices of PYLE, Attorneys at Law, Greenville, S. C.

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MORTGAGE OF REAL ESTATE

GREENVILLE OLLIE FARNSWORTH TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

---ALVIN F. BATSON---

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

----HOMER STYLES

(hereinaster 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 -- Seven Thousand and No/100-----

___ Dollars (\$ 7,000,00 - -) due and payable

one year from date

with interest thereon from date at the rate of

per centum per annum, to be paid at maturity

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 Mortgager 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 situate, lying and being on the Southeastern side of U. S. Highway 25 Alternate in Bates Township, County of Greenville and State of South Carolina and as shown on plat of survey of Shell Greenville and State of South Carolina and as shown on plat of survey of Shell Oil Station, Travelers Rest, South Carolina for Alvin F. Batson by Terry T. Dill, dated March 17, 1964 is more fully described as follows: Commencing at a spike on the Southeastern side of U. S. Highway 25 Alternate Seventy-six (76) feet N 54° 00' E of the Southeastern corner of the intersection of U. S. Highway 25 Alternate with Tubbs Mountain Road and running thence N 54° 00' E along the Southeastern side of U. S. Highway 25 Alternate One Hundred Eighteen (118') feet to an iron pin; thence turning and running S 32° 33' E One Hundred Seventy (170') feet to an iron pin; thence turning and running S 54° 00' W along the property line of H. H. Merrill One Hundred Seventeen and 5/10 (117.5') feet to an iron pin; thence turning and running N 32° 43' W along property line of H. H. Merrill One Hundred Seventy (170') feet to the point of beginning.

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.