

1961 - FIRST MORTGAGE ON REAL ESTATE

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE

ELLIE FARNSWORTH  
R.M.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Harold M. Batson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated hereina by reference in the sum of Thirty-Eight Hundred and No/100- - - - - DOLLARS (\$ 3800.00 ), with interest thereon from date at the rate of Five & One-Half per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, in Greenville Township, being all of lot # 25 and a portion of lot # 24 of the Farr Estates according to a plat recorded in Plat Book "L" at Page 131, and also being show on Plat of the Property of Harold M. Batson recorded in Plat Book "N" at Page 93, and having according to the last mentioned plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the South side of an unnamed road, said pin being at the Northeast corner of lot # 25, and running thence S. 50-15 E. 542.6 feet to an iron pin; thence S. 65-30 W. 313.45 feet to an iron pin, corner of property of H. L. Batson; thence with line of said property, N. 47-10 W. 567.6 feet to an iron pin on unnamed road; which pin is 1239 feet distant from the Cedar Lane Road; thence with the South side of unnamed road, N. 71-50 E. 309 feet to the point of beginning. Said premises being the same conveyed to the mortgagor by H. L. Batson by deed recorded in Volume 321 at Page 431."

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.

PAID AND RECEIVED BY FULL

THIS 20 DAY OF June 1963

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION  
BY: Harry M. Thode  
Asst. Secy.

WITNESSES:  
Kathryn Anderson  
[Signature]

PAID AND RECEIVED BY FULL

THIS 25 DAY OF March 1967

ELLIE FARNSWORTH  
R.M.G.

WITNESSES:  
[Signature]