

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton & Arnold, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 16 12 00 PM 1959

MORTGAGE

DOLLIE FARNSWORTH
R.M.G.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ALVIN F. BATSON

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

WHEREAS, the Mortgagor is well and truly indebted unto H. L. NELSON

(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 **Nine Thousand and No/100**

DOLLARS (\$ 9000.00),
with interest thereon from date at the rate of **four** per centum per annum, said principal and interest to be repaid:

four (4) years after date with interest thereon from date at the rate of ~~four~~ (5%) per cent, per annum, to be computed and paid semi-annually

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, in Saluda Township, lying on the west side of Buncombe Road or Highway No. 25 and north side of S. C. Highway 414 and bounded on the west by lands of B. E. Boswell and on the north by V. G. Good and having the following metes and bounds:

BEGINNING at V. G. Good's lot corner on the west side of U. S. Highway No. 25 and running thence S. 2-04 W. 208 feet to a corner at intersection of R. O. W. of Highway No. 25 and Highway No. 414; thence N. 69-42 W. 63 feet to iron pin; thence N. 58-20 W. 147.8 feet to iron pin; thence leaving highway No. 414 along Boswell's line N. 22-06 W. 166.4 feet to iron pin, corner of Good's lot; thence S. 77-19 E. 132.8 feet to an iron axle; thence S. 82-30 E. 126.4 feet to the beginning corner.

Being the same premises conveyed to the mortgagor by deed recorded in Deed Book 594, Page 19.

It is understood that the lien of this mortgage is junior to the mortgage held by R. A. Lunsford in the sum of \$10,000.00 recorded in Mortgage Book 737, Page 495.

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.