

MORTGAGE OF REAL ESTATE - ~~Manly Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.~~

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
JAN 23 9 55 AM 1969

BOOK 1115 PAGE 263

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH  
R.M.C.

WHEREAS, James L. Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Joe L. Lambeth

(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

--Two Thousand and No/100----- Dollars (\$ 2,000.00 ) due and payable

thirty (30) days from date,

with interest thereon from \_\_\_\_\_ at the rate of -0- per centum per annum, to be paid:

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, on the east side of North Parker Road and containing 5.45 acres as shown on plat of Property of James L. Laur prepared by J. C. Hill, revised May 7, 1957, recorded in Plat Book "CCC" at page 197 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of North Parker Road at the corner of property now or formerly owned by Elsie Gardner and running thence along the line of Gardner property, S73-50E 331.1 feet to a point at a branch; thence with the center of the branch as the line N2E 14.3 feet to a point; N3-25E 206 feet to a point; N10E 142 feet to a point; N5E89.3 feet to a point; thence N 77-57W 403 feet to a point on the east side of North Parker Road; thence along the east side of said Road S1-52E 266 feet to a point; thence S0-33W 160 feet to a point; S6-43W 29.4 feet to the point of beginning.

This is junior to that certain mortgage executed heretofore in favor of Travelers Rest Federal Savings & Loan Association.

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 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.

*Paid and satisfied this 25th day of April 1969.*

*Joe L. Lambeth*

*Witness Paul J. Foster  
Francis R. Leitke*

SATISFIED AND CANCELLED OF RECORD

*25* DAY OF *April* 19*69*

*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *3:20* O'CLOCK *P* M. NO. *25606*