

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
MORTGAGE OF REAL ESTATE

BOOK 1124 PAGE 491

MAY 7 4 17 PM '69
ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, WILLIAM B. JONES

(hereinafter referred to as Mortgagor) is well and truly indebted unto RUBY T. BATSON

(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 EIGHT THOUSAND FOUR HUNDRED SIXTY-SEVEN and 90/100ths---

Dollars (\$ 8, 467. 90) due and payable

upon the payment in full of a first and prior mortgage given by Mortgagee to TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION and assumed by Mortgagor,

with interest thereon from date at the rate of 6-1/2 per centum per annum, to be paid 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, ~~his successors and assigns~~ Her Heirs and Assigns Forever:

"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, being composed of three portions of land and shown as Lot 19 on a plat of Newlands in Plat Book C at Page 199; and a portion of Lot 4 of property now or formerly owned by Greenville County recorded in Plat Book J at Page 25; and a portion of the Old Paris Mountain Roadway being more fully described on a plat entitled "Property of Herman E. Batson" recorded in Plat Book OO at Page 441, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Western side of U.S. Highway No. 25, referred to as the Poinsett Highway at the corner of Lot 5 of Greenville County property, which iron pin is situate 50 feet west of the center of the intersection of U.S. Highway 25, and running thence along said highway right-of-way, S. 3-32 E. 70 feet to an iron pin; thence S. 85-51 W. 222.7 feet to an iron pin; thence along the line of lot No. 18 of Newlands, N. 4-09 W. 70 feet to an iron pin; thence N. 85-51 E. , 223. 3 feet to the point of beginning.

This a second mortgage, junior in lien to a first mortgage held by Travelers Rest Savings & Loan Assoct. recorded in Deed Book 1029, at page 596.

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.

*Said in full March 29, 1971.
Ruby T. Batson
Witness Sue Kahley*

SATISFIED AND CANCELLED OF RECORD

31 DAY OF March 1971

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

AT 3:00 O'CLOCK P. M. NO. 22738