

JAN 14 3 12 PM '71

BOOK 1178 PAGE 160

LOLLIE FARNSWORTH  
R. H. C.

## Travelers Rest Federal Savings &amp; Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

} ss:

**MORTGAGE OF REAL ESTATE**  
(ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**LOYD BATSON**

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 herein by reference, in the sum of **SEVEN THOUSAND FIVE HUNDRED AND NO/100THS**-----

DOLLARS (\$ **7,500.00** ), with interest thereon from date at the rate of **EIGHT (8%)** per centum per annum, said principal and interest to be paid 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, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

**JANUARY 1, 1991**

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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 **O'Neal Township, containing 9 acres, more or less, and being a portion of the W. Y. Black property, and having the following metes and bounds, to-wit:**

**BEGINNING** at an iron pin in the center of Little Texas Road (sometimes referred to as the Old McElhaney Road) at the corner of Loyd Batson, and running thence along the center of said Road, S 32-30 E 213.4 feet, more or less, to a point in said Road; thence S 1-30 E 452.1 feet to an iron pin near the edge of the Road; thence S 21-00 E 849.4 feet, more or less, to an iron pin at the corner of an 11.4 acre tract shown in Plat Book ZZ, page 135; thence along the property of Turner, N 71-30 W 323.4 feet to an iron pin; thence N 25-00 W 1482.08 feet to an iron pin; thence S 67-30 E 385.44 feet to an iron pin; thence N 52-30 E 219 feet to the point of beginning and being the same conveyed to me in Deed Book 563, page 123, and by deed of Paul Batson to be recorded of even date herewith.

The courses and distances originally called for 10 acres as will appear in Deed Book 82, page 298, less the conveyance of one acre in Deed Book 313, page 49.