

132 Howell Circle
Greenville, SC 29615

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

APR 27 10 38 AM '80
DON BATSON & IRENE BATSON

MORTGAGE OF REAL ESTATE

BOOK 1501 PAGE 246

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Rolf R. Schmitt and Lois E. Schmitt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Lewis D. Callahan

(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/100

Dollars (\$7,500.00) due and payable

in accordance with the terms of note of even date herewith which are incorporated herein by reference with interest thereon from date at the rate of 12 per centum per annum, to be paid monthly

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 piece, parcel or lot of land in Chick Springs Township in Greenville County, South Carolina, on the branch waters of the Enoree River being tract containing 24.30 acres as shown on plat entitled PROPERTY OF KATHERINE B. BRIDWELL made by W. J. Riddle, dated September 1948 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point at the end of a culvert on a county road where a branch crosses said road at the corner of property belonging to Salmon and running thence along the line of his property, N. 2-30 E., 558 feet crossing said county road to an iron pin; thence still along the line of Salmon property, N. 19-00 E., 1,494.3 feet to a stake at the corner of property of W. H. Bridwell; thence along the line of that property, S. 71-20 E., 188 feet to a stake at the head of a gully; thence along the gully as the line, S. 76-15 E., 388 feet to a pine at the corner of other property of W. H. Bridwell; thence along the line of that property S. 7-00 W., 400 feet to a stake; thence still with the line of the Bridwell property, S. 9-00 W., 335 feet to a stake in the center of a branch; thence along the branch as the line a traverse is as follows: N. 68-00 W., 74 feet to a point; thence S. 50-30 W., 135 feet to a point; thence S. 60-30 W., 79.5 feet to a point; thence S. 23 W., 144 feet to a point; thence S. 25-30 W., 96.5 feet to a point; thence S. 21-00 W., 451 feet to a point; thence S. 37-45 W., 130 feet to a point; thence S. 58-00 W., 200 feet to a point; thence S. 67 W., 163 feet to a point in the center of said county road; thence along the center of said county road, S. 37-30 W., 95 feet to the beginning corner.

The above property is the same property conveyed to the mortgagors by deed of Don Batson and Irene Batson to be recorded herewith.

The above described survey by W. J. Riddle is recorded in Plat Book 7Z at Page 26 and is incorporated herein by reference.

RECORDED IN PLAT BOOK 7Z PAGE 26
DOCUMENTARY
APR 27 1980

Together with all and singular rights, members, hereditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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