

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

*At Charleston Ave - Greenville*  
STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JAN 11 11 33 AM '81  
RECORDERS MORTGAGE  
S.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: Jimmie Kirksey, Sr. and Rose Ann Kirksey  
(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Stanley 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 Three Thousand Seven Hundred

Fifty and no/100-----DOLLARS (\$3,750.00 ).  
with interest thereon from date at the rate of 8 per centum per annum, said principal and interest to be repaid: Payable \$1,000.00 July 2, 1981, \$1,000.00 January 2, 1982, balance due July 2, 1982, plus interest at 8 per cent, 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, Greenville Township, being known and designated as Lot No. 3 of Block A, as shown on plat of the property of T. Q. Donaldson, recorded in the RMC Office for Greenville County in Plat Book A at Page 217 and being more particularly described, according to said plat, as follows:

BEGINNING At an iron pin on the eastern side of St. Claire Street (formerly Hampton Avenue Extension), the joint front corners of Lots Nos. 3 and 4, and running thence with St. Claire Street, N. 17-15 E. 50 feet to an iron pin, corner of Lot No. 2; thence with the line of Lot No. 2 in an easterly direction, 150 feet to an iron pin; thence S. 17-15 W. 50 feet to an iron pin, corner of Lot No. 4; thence with the line of said lot in a westerly direction, 150 feet to the point of beginning.

This is the same property conveyed to us by Stanley Batson by deed of even date to be recorded and this mortgage is being given in order to secure a portion of the purchase price.

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GCTO -----3 JA 581 153

STATE OF SOUTH CAROLINA  
RECORDERS MORTGAGE  
JAN 11 1981  
STAMP

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.

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