

MAR 23 4 00 PM 1949

VOL 416 PAGE 488

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, T. A. Ferguson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto John P. Batsen

(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 Hundred and No/100- - -

DOLLARS (\$700.00),

with interest thereon from date at the rate of Six per centum per annum, said principal and interest to be repaid: Six Months after date

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 pursuant to the covenants herein and also in consideration of the further sum of Three (\$3.00) Dollars 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 heirs, successors and assigns:

those "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, in Gantt Township, lying and being on the Northwest side of Prosperity Avenue, Pleasant Valley, being known and designated as lots Nos. 149 and 150, Pleasant Valley, near the City of Greenville, according to plat of said sub-division prepared by Dalton & Neves, Engineers, in April 1946, as revised in June 1946, as recorded in the R. M. C. Office in Plat Book "P" at Page 93, and having according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the Northwest side of Prosperity Avenue, the joint front corner of lots Nos. 148 and 149, said pin being 302.9 feet Northeast of iron pin in the Northwest corner of the intersection of Potamac Avenue with Prosperity Avenue; thence N. 87-10 W. 187.9 feet to an iron pin at joint rear corner of lots Nos. 148 and 149 on the East boundary of lot No. 147; thence S. 0-08 E. 80 feet to an iron pin at joint rear corner of lots Nos. 147 and 149 on the North boundary of Lot No. 150; thence S. 89-52 W. 120 feet to an iron pin at the joint rear corner of lots Nos. 145, 146, 150 and 152; thence S. 0-08 E. 70 feet to an iron pin at joint rear corner of lots Nos. 150 and 151 on the East boundary of lot No. 152; thence N. 89-52 E. 187.5 feet to an iron pin at joint front corner of lots Nos. 150 and 151 on the Northwest side of Prosperity Avenue; thence N. 40-26 E. 184.4 feet along said Avenue to an iron pin at joint front corner of lots Nos. 148 and 149, the point of beginning."

Being the same premises conveyed to the mortgagor by J. W. Hudgens and Inez A. Hudgens by deed recorded in Volume 335 at Page 455.

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.

Witness
Louise Kellett
Virginia Garrison

Satisfied Aug 2 - 1949
John P. Batsen

6 August 49
Ollie Farnsworth
8:43 a.m. 18479