

FILED
GREENVILLE CO. S. C.

USL—First Mortgage on Real Estate

FEB 18 4 53 PM 1952

MORTGAGE

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, James L. Batson (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Twenty-five Hundred and No/100- - - - - DOLLARS (\$ 2,500.00), with interest thereon from date at the rate of five (5%) per centum per annum, said principal and interest to be repaid 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:

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, in Paris Mountain Township, on Merrilat Avenue, between Earnshaw Avenue and Callahan Avenue, being known and designated as Lot No. 107 on Plat of property of Sans Souci Heights, recorded in Plat Book AA at Page 165, and described as follows:

"BEGINNING at an iron pin on the Southern edge of a three-foot sidewalk running along Merrilat Avenue, said pin being the joint front corner of Lots Nos. 106 and 107; thence along the southern edge of said sidewalk, S. 78-40 E. 65 feet to an iron pin, joint front corner of lots 107 and 108; thence along the Western side of Lot No. 108, S. 5-54 E. 147.4 feet to an iron pin, joint rear corner of Lots Nos. 107 and 108; thence S. 79-30 W. 93.6 feet to an iron pin, joint rear corner of Lot Nos. 106 and 107; thence along the eastern side of Lot No. 106, N. 4-20 E. 176.8 feet to an iron pin, the beginning corner."

Being the same premises conveyed to the mortgagor by Robert Grady Coleman by deed to be recorded.

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.