

USL—First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

We, James C. Batson and Eunice 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 Thirty-Seven Hundred and No/100 - - - - - DOLLARS (\$ 3700.00), with interest thereon from date at the rate of Five & One-Half 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 Butler Township, being known and designated as lot No. 10 of Block E, in a subdivision known as Carolina Courts as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book F at Page 96, and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the West side of Montevista Avenue, and on North side of Wickliffe Street, and running thence along the line of said Montevista Avenue, N. 23-55 E. 293.3 feet to iron pin on C & WC Railroad right-of-way; thence along the line of said right-of-way, N. 72-0 W. 60 feet to an iron pin, near corner of lots 9 and 10; thence along the joint line of lots 9 and 10, S. 25-45 W. 273.4 feet to iron pin on north side of Wickliffe Street; thence along line of Wickliffe Street, S. 54-55 E. 70 feet to the beginning corner."

Being the same premises conveyed to the mortgagors by D. Minnie Brewer by deed recorded in Volume 398 at Page 298.

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.