

First Mortgage on Real Estate

MAY 1 12 42 PM 1953

MORTGAGE

OLLIE FARNSWORTH R.M.C.

STATE OF SOUTH CAROLINA } COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

LAURA NEW 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 Five Thousand and No/100 - - - - -

DOLLARS (\$ 5,000.00 ), 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, situate on the north side of the Old Greenville-Greer Highway, near Paris Station, about four and one-half (4 1/2) miles northeast of the City of Greenville, in Chick Springs Township, Greenville County, S. C., being shown as Lots Nos. 1, 2, 3, 4, 5, 23 and 24 on plat of property of P. L. Bruce and C. O. Berry, made by G. A. Ellis, Surveyor, February 1939, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "J", at Page. 54, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwest corner of the intersection of the Old Greenville-Greer Highway and Paris Mountain Road and running thence with the west edge of the Paris Mountain Road in a northerly direction 408 feet to an iron pin on the south edge of the right of way of the Piedmont & Northern Railway; thence along the south edge of said right of way in a westerly direction 500 feet, more or less, to an iron pin at the northwest corner of Lot 24; thence S. 32 1/2 E. 300 feet to an iron pin on the north side of the Old Greenville-Greer Highway; thence along the north edge of said highway in a northeasterly direction 187 feet to an iron pin at corner of property now or formerly owned by the City of Greenville; thence with the line of the City of Greenville property, N. 32 1/2 W. 50 feet to an iron pin; thence continuing along the line of the property of the City of Greenville in a northeasterly direction 70 feet to an iron pin; thence still along line of said property in a northeasterly direction 120 feet to an iron pin; thence still with the line of the City of Greenville property in a southerly direction 80 feet to an iron pin on the north side of Old Greenville-Greer Highway; thence continuing along the north side of Old Greenville-Greer Highway in a northeasterly direction 50 feet to the beginning corner.

The above described property is the same conveyed to the mortgagor as Laura Elizabeth New (now Laura New Batson) by deed of P. L. Bruce and C. O. Berry, dated March 1, 1939, recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 209, Page 152, and by deed from Sam L. Rogers dated February 15, 1940, recorded in said R.M.C. Office in Deed Book 224, Page 180, and by deed of Francis H. McKee New dated July 1, 1946, recorded in said R.M.C. Office in Deed Book 302, at Page 320.

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.