

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAY 29 1945

W. Smith Batson, Jr., as Trustee for (hereinafter referred to as Mortgagor) SEND(S) GREETING:
M. G. Batson

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 (\$ 2500.00), with interest thereon from date at the rate of Six (6%) 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, near Worley Road, near the City of Greenville, being shown as Lot No. 4 on plat of property of Lula Raines Hawkins made by W. J. Riddle on September 26, 1945, recorded in Plat Book TT at Page 118, and described as follows:

"BEGINNING at the corner of Cemetery lot on line of H. K. Townes land approximately 328.6 feet north of the P & N Railway right-of-way; thence N. 11-30 E. 63 feet to a pin on line of Florence Rollinson; thence with Florence Rollinson line N. 87-30 W. 157.4 feet to the corner of Lot No. 1; thence S. 3-30 E. 56.3 feet to a pin on corner of lot No. 2; thence with line of Lot No. 2 and Cemetery lot S. 84 E. 141.5 feet to the beginning corner.

Being the same property conveyed to the mortgagor by deed recorded in Deed Book 499 at Page 353 and this mortgage is executed pursuant to authority contained in said deed; M. G. Batson joins in the execution of this mortgage to signify his written consent.

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.