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REAL ESTATE MORTGAGE  
MAR 14 1958

THIS MORTGAGE, made and entered into this 7<sup>th</sup> day of August, 1957, by and between ALVIN F. BATSON & KATHRYN F. BATSON, his wife, and HOMER STYLES & FLORA B. STYLES, his wife of the City of Greenville & Travelers Rest, State of South Carolina hereinafter called "MORTGAGOR" (whether one or more), and SHELL OIL COMPANY, a Delaware corporation with offices at 2000 Fulton National Bank Building, Atlanta, Georgia, hereinafter called "SHELL".

WITNESSETH:

In consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and to secure the payment of MORTGAGOR'S indebtedness hereinafter described, and the performance and observance by MORTGAGOR of the covenants and conditions of this Mortgage, MORTGAGOR hereby grants, bargains, sells, conveys and mortgages to SHELL the following described premises situated in the town of Travelers Rest, County of Greenville, and State of South Carolina.

*E. J. H.  
K. J. B.*

All that certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, Paris Mountain Township, on the eastern side of S. C. Highway by-pass 250, and described as follows:

*H.S.  
F.B.S.*

BEGINNING at a stake on the eastern side of S. C. Highway 250, 694 feet south of the center line of U. S. Highway 25 and running thence S. 68-36 E. 150 feet to a stake; thence S. 8-30 W. 125 feet to a stake; thence N. 51-45 W. 87.7 feet to a stake; thence N. 75-45 W. 62.3 feet to a stake on the eastern side of said S. C. Highway 250; thence with the eastern side of State Highway 250 N. 4-18 E. 110 feet to the beginning corner.

together with all rights, privileges and appurtenances thereunto belonging, all rents, issues and profits therefrom, and all buildings, improvements and Mortgagor's fixtures now or hereafter located thereon.

To have and to hold the same unto SHELL, its successors and assigns, forever; provided, however, and this Mortgage is upon the express condition, that, if MORTGAGOR shall promptly and fully pay MORTGAGOR'S indebtedness to SHELL under and in accordance with the provisions of a certain Promissory Note of even date herewith, in the principal sum of Eleven Thousand & 00/100 Dollars (\$11,000.00) and if MORTGAGOR shall fully perform and observe all of the covenants and conditions of this Mortgage, then this Mortgage shall be void; otherwise it shall remain in full force and effect.

MORTGAGOR hereby covenants with SHELL; that MORTGAGOR is lawfully seized of said premises in fee simple and has good right and lawful authority to sell, convey and mortgage the same; that said premises are free from all liens and encumbrances; and that MORTGAGOR will warrant and defend the title to said premises against the lawful claims and demands of all persons whomsoever. MORTGAGOR hereby waives and releases all rights of homestead, dower and curtesy in said premises.

MORTGAGOR hereby further covenants and agrees with SHELL as follows: