

BOOK 756 Page 374

First Mortgage on Real Estate

FILED
GREENVILLE CO. S. C.

AUG 21 2 24 PM 1950

MORTGAGE

OLLIE C. WORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

MAGGIE G. BATSON and PATSY GENE (JEAN) BATSON

by her General Guardian, (hereinafter referred to as Mortgagor) SEND(S) GREETING:
Maggie 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 **Seventeen Hundred and No/100** -----

DOLLARS (\$ 1700.00), 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, **in Chick Springs, Township, about four miles northeast of the City of Greenville, located just off the Camp Road on what is known as Beverly Road, according to a Map of Piedmont Estates, made December, 1944, by Dalton & Neves, and recorded in Plat Book M, Page 123, being more particularly described as follows:**

BEGINNING at an iron pin at the northeast corner of Beverly Road and Churchill Avenue; thence S. 77-14 E. 82 feet to an iron pin; thence N. 54-35 E. 171.4 feet to an iron pin on the P. & N. right-of-way; thence along the P. & N. right-of-way N. 46-27 E. 18.2 feet to an iron pin; thence N. 66-0 W. 175 feet to an iron pin on Churchill Avenue; thence along Churchill Avenue S. 23-55 W. 179.2 feet to the beginning corner. This being the identical lot conveyed to Eugene P. Batson by deed of W. Smith Batson, Trustee, recorded in the R. M. C. Office for Greenville County in Vol. 465, at Page 544.

ALSO: All that other triangular piece, parcel or lot of land lying to the southeast of the above described property and having, according to a plat by W. J. Riddle, dated June 1949, recorded in Plat Book T, at Page 373, the following courses and distances, to-wit:

BEGINNING at an iron pin in Beverly Road and running thence along line of the lot described above N. 54-35 E. 195.2 feet to an iron pin on the right-of-way of the P. & N; thence along the right-of-way of the P. & N. S. 46-27 W. 187 feet to an iron pin in the center of Beverly Road; thence with Beverly Road N. 56-25 W. 28.6 feet to the point of beginning and being a portion of the property conveyed to Eugene P. Batson by deed recorded in Vol. 465, at Page 543.

Eugene P. Batson died intestate on March 8, 1957, leaving as his sole heirs at law the mortgagors herein as will more fully appear by reference to File 25, Apt. 661, in the Office of the Probate Judge for Greenville County; the mortgagor, Maggie G. Batson, has been appointed general guardian for the mortgagor, Patsy Gene (Jean) Batson, a minor, as will more fully appear by reference to File 10, Apt. 687, in the Office of

Probate Judge for Greenville County; this mortgage is executed pursuant (OVER)
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.