

DEC 8 10 57 AM 1958

810 PAGE 473

OLIVE BUSH

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, O. C. 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 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, Butler Township, on the southern side of Pelham Road, containing 6.7 acres, more or less, according to plat made by G. A. Ellis, December 3, 1938, and having the following metes and bounds, to-wit:

"Beginning at a point in center of Pelham Road at a culvert and running thence S. 70-40 E. 200 feet to point; thence S. 1/2 E. 100 ft. to a point; thence S. 29-45 E. 200 feet to a point; thence S. 23-30 E. 100 feet to a point; thence S. 11-30 E. 200 feet to a point; thence S. 19-30 E. 100 feet to a point; thence S. 21-15 E. 100 feet to a point; thence S. 32 E. 288 feet to a stake in center of creek; thence down said creek, following the center line thereof, 100 feet to point on large rock; thence continuing with said creek 83 feet to point in center of creek, opposite holly tree on north bank, said point being rear corner of tract conveyed to Lois O. Jones; thence along line of property now or formerly owned by Lois O. Jones, N. 26 W. 231 feet to small pine; thence continuing with Jones property N. 14-15 W. 877 feet to point in center of Pelham Road; thence along center of Pelham Road S. 82-30 W. 210 feet to the point of beginning; said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 217 at Page 244."

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.