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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Alvin F. Batson,

(hereinafter referred to as Mortgagor). SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto B. T. Witcher

(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 THREE THOUSAND EIGHT HUNDRED

SIXTY-ONE & 50/100 - - - - - DOLLARS (\$ 3,861.50),

due and payable One Hundred Fifty Dollars (\$150.00) plus interest on the 22nd. day of each month, commencing April 22nd, until paid in full with right to anticipate in full at anytime

with interest thereon from date at the rate of six per centum per annum, to be paid: monthly

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 purposes:

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, lying and being in Cleveland Township, Greenville County, State of South Carolina, on the northern side of Geer Highway near Marietta and being described as follows:

BEGINNING at a point on the North side of Geer Highway at the corner of property now or formerly belonging to E. P. Hunter marked by an iron pin on the shoulder, and running thence with the line of the property of E. P. Hunter, N. 15 E. 4.00 chs. to an iron pin on a County Road called Slaughter Pen Road; thence with the South side of said Road, N. 73 W. 2.85 chs. to an iron pin at the corner of property now or formerly owned by Robert Dunn; thence with the line of said property, S. 15 W. 3.77 chs. passing an iron pin on the shoulder of the Geer Highway; thence with the North side of Geer Highway, S. 66 E. 2.27 chs. to the point of beginning, and containing 1 acre, more or less, according to a survey by W. A. Hester dated November 5, 1945.

The above described premises were conveyed to the mortgagor by deeds recorded in the R. M. C. Office for Greenville County in Deed Book 652, at Page 126 and Deed Book 652, at page 154

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.