

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN

BOOK 856 PAGE 105

WHEREAS, I, E. P. Hunt

(hereinafter referred to as Mortgagor) is well and truly indebted unto Batson Oil Company

(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

One Thousand and no/100----- Dollars (\$ 1000.00) due and payable on or before twelve (12) months from date

with interest thereon from date at the rate of six (6%) per centum per annum, to be paid annually

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, and being in Oneal Township, situate on the north or east side of the State Road adjoining lands of John Ross, John Dill, Leland Ross and D. I. Lynn, et al, and containing thirty-six and one-half (36-1/2) acres, more or less, less approximately nineteen and one-half (19-1/2) acres heretofore conveyed by deeds recorded in Deed Book 248, Page 129, Deed Book 283, Page 279, and Deed Book 415, Page 212.

Also:

All that piece, parcel or lot of land situate, lying and being in Oneal Township being known as the "Service Station Property", and having the following metes and bounds, to-wit:

BEGINNING at the intersection of S. C. Highway No. 415 and Settlement Road, and running thence N. 45 E. 150 feet to a point on the right-of-way of Settlement Road; thence N. 44 W. 200 feet to a point; thence S. 45 W. 150 feet to a point on the right-of-way of S. C. Highway No. 415; thence S. 44 E. 200 feet to the point of beginning.

This is a second mortgage.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

SATISFIED AND CANCELLED OF RECORD

10 DAY OF May 19 62
Ollie Farnsworth
R. H. C. FOR GREENVILLE COUNTY, S. C.
AT 3:50 O'CLOCK P. M. NO. 27837

*Paid in full & satisfied this
2nd day of April, 1962.*

*Batson Oil Co.
Witness: By: Alvin J. Batson
Paul S. McCaulley, President*

See Greene 1 through 25 see E. C. W. Book 866 Page 447