

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. DAVID WILLIAMS HIOTT

(hereinafter referred to as Mortgagor) is well and truly indebted unto LOUIS P. BATSON, JR.

(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 SEVEN THOUSAND FIVE HUNDRED AND 00/100

Dollars (\$ 7,500.00 ) due and payable

ON JULY 28, 1963

with interest thereon from date at the rate of SEVEN 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, ON THE SOUTH SIDE OF PINEY MOUNTAIN, BEING KNOWN AND DESIGNATED AS LOTS NOS. 3 AND 4 OF THE PROPERTY OF J. E. GILLIAM, ACCORDING TO A PLAT THEREOF PREPARED BY W. J. RIDGLE, SURVEYOR, MAY, 1950, WHICH PLAT IS OF RECORD IN THE RMC OFFICE FOR GREENVILLE COUNTY IN DEED BOOK T, AT PAGE 239, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT NO. 2, AS SHOWN ON SAID PLAT, AND RUNNING THENCE S. 45-45 W. 190 FEET TO THE SOUTHEAST CORNER OF LOT NO. 5; THENCE N. 32-30 W., CROSSING A 30 FOOT ROAD, 594.3 FEET TO AN IRON PIN AT THE NORTHEAST CORNER OF LOT NO. 5; THENCE N. 36-15 E. 190 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NO. 2; THENCE ALONG THE LINE OF THAT LOT, CROSSING THE SAID ROAD, S. 32-30 E. 625.7 FEET TO THE BEGINNING CORNER; BEING THE SAME LAND CONVEYED TO DAVIE WILLIAMS HIOTT BY J. E. GILLIAM, JR. BY A DEED DATED JULY 11, 1950, AND RECORDED IN THE RMC OFFICE FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN DEED BOOK 431 AT PAGE 387.

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.

For Release Lot 3 See Deed Book 785 Page 546 Deed to Charles W.