

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
AUG 14 1961 A.M.

BOOK 865 PAGE 569



Mrs. Ollie Farnsworth

THESE PRESENTS MAY CONCERN:

WHEREAS, Bates Cox

(hereinafter referred to as Mortgagor) is well and truly indebted unto James Harry Batson

(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 Two Hundred and 00/100

Dollars (\$ 200.00) due and payable

in monthly payments of Fifty and 00/100 Dollars (\$50.00); 1st payment to become due on September 11, 1961 and continuing thereafter on the 11th day of each following month until paid in full

with interest thereon from date at the rate of Six per centum per annum, to be paid: at maturity of note

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 doth 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, Bates Township, lying on the East side of the Tugaloo Road, S. C. Highway no. 414 about one mile Northeast from the Southeast corner of Marietta Water District at G & N Railroad, and containing three and 55/100 acres, more or less, having the following metes and bounds, to-wit:

BEGINNING at the Northwest corner of Coy Barton's lot in Highway no. 414 and running thence due East with Barton's line, 640.8 feet to an iron pin at Sweet Gum on Paul Cox's line; thence S 24-32 E, 184 feet to an iron pin; thence with a new line along grantor's land, S 81-15 W, 760 feet over an iron pin on bank of road to a nail in center of Highway no. 414; thence along center line of Highway, N 07-05 E, 280 feet to the beginning corner, being all of the same conveyed to the mortgagor herein by deed of Henry Cox, October 11, 1960, recorded in the R. M. C. Office for Greenville County in Book 661, page 91.

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.

[Handwritten notes and signatures at the bottom of the page, including "Bates Cox" and "James Harry Batson" in various orientations.]