

NOV 8 3 05 PM 1961

MORTGAGE OF REAL ESTATE

OLLIE FARRNSWORTH  
R. M. C.  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Agnes O. Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto W. T. Patrick

(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 hundred and NO/100----- Dollars (\$ 500.00 ) due and payable  
monthly, to be paid as follows: \$25.00 on December 15, 1961 and \$25.00 on the  
15th of each month thereafter until paid in full. Said payments to be credited  
first to interest, then to principal with the privilege of anticipating any  
or all payments.

with interest thereon from date at the rate of 6 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, Greenville Township, about two miles west of the City of Greenville, near South Carolina State Highway No. 13 (No. 123) and being known and designated as Lot No. 1 of the property of Ruby R. Graham, and having the following metes and bounds:

BEGINNING at a point on the eastern side of a county road, the joint front corner of Lots Nos. 1 and 2, and running thence N. 58-14 E. 200 feet to a point; thence S. 58-31 E. 200 feet to a point; thence S. 59-14 W. 200 feet to a point on the eastern side of said county road; and thence with the eastern side of said county road N. 58-31 W. 200 feet to the beginning corner, being shown on the Greenville County Block Book as Lot No. 29, Block 1, Sheet 238.

The above described lot of land is the same conveyed to me by Bessie Mathis by deed dated September 15, 1958, and recorded in the R. M. C. Office for Greenville County in Book 606, page 257.

This mortgage is junior to two other mortgages given by the mortgagor herein to the mortgagee herein; (1) A mortgage in the amount of \$500.00 dated November 20, 1958 and of record in the R. M. C. Office for Greenville County in Mortgage Book 766, at Page 215; (2) A mortgage in the amount of \$500.00 dated April 14, 1959 and of record in the R. M. C. Office for Greenville County in Mortgage Book 72, at Page 423.

Together with all and singular rights, members, herditaments, 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.

*paid in full and satisfied this the 3<sup>rd</sup> day of January, 1962*  
*Witness: Harvey B. Sanders, Jr. W. T. Patrick*

*Feb. 65*  
*Ollie Farnsworth*  
*2197*