

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

REC 880 Page 301

TO ALL WHOM THESE PRESENTS MAY CONCERN:

GREENVILLE
JUN 23 10 25 AM 1952
OLLIE J. JONES
R.M.G.

WHEREAS, I, Elgin Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Arthur Harbin, 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 Three Thousand and no/100-----
Dollars (\$ 3000.00) due and payable

one(1) year from date, with privilege of anticipating the entire amount or any part thereof at any time,

with interest thereon from date at the rate of SIX(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, with the buildings and improvements thereon situate, being shown as Lot No. 2 on plat of property of Frank H. Hill made by C.C. Jones, Engineer, April 1948, and revised September 1950, and according to said plat having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the New Buncombe Road at corner of other property of F.H. Hill, and running thence in a northeasterly direction 50 feet to an iron pin; thence N. 63-36 E. 184.7 feet to an iron pin; thence S. 25-55 E. 7 feet, more or less, to an iron pin; thence N. 62-25 E. 113.1 feet to an iron pin; thence N. 11-44 W. 104.5 feet to an iron pin; thence with line of Lot No. 1, S. 67-43 W. 352.1 feet to an iron pin; thence in a southwesterly direction 50 feet to a point in the center of the New Buncombe Road; thence with the center of said Road, S. 38-57 E. 125 feet to the point of beginning, and being the same property conveyed to mortgagor by J. Frank Williams by deed recorded in Deed Book 630 at Page 449.

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.

Elgin Batson