

First Mortgage on Real Estate

MORTGAGE

FILED  
GREENVILLE S.C. C.  
MAR 1 11 42 AM 1953  
OLLIVIER & COMPANY  
GREENVILLE S.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: WILLIAM MILLS BATSON,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 THOUSAND & NO/100 -----  
DOLLARS (\$5,000.00), with interest thereon from date at the rate of six (6%)  
per centum per annum, said principal and interest to be repaid in monthly instalments of  
Sixty and No/100 Dollars (\$60.00) each on the first day of each month hereafter  
until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to  
payment of principal, and

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 purpose, including advances made by the Mortgagee on other or no security:

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,

All that certain piece, parcel or lot of land situate on the south-  
eastern side of Franklin Road, County of Greenville, State of South Carolina, near the City of Greenville, being shown and designated as Lot No. 2 on a plat of Sans Souci Villa, recorded in Plat Book C at Page 131- R.M.C. Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Franklin Road, 56 feet in a northeasterly direction from the intersection of Franklin Road and Young Street, and running thence with line of Lot 3, S. 57-25 E. 165 feet 4 inches to stake in line of Lot 4; thence with line of Lot 4, N. 27-30 E. 56 feet 2 inches to pin at the rear corner of Lot 1; thence with line of Lot 1, N. 57-25 W. 160 feet 8 inches to pin on Franklin Road; thence with the eastern side of Franklin Road S. 32-35 W. 56 feet to the point of beginning.

Being the same property conveyed to the mortgagor by deed of Horace A. Morris and Catherine W. Morris, to be recorded herewith.

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

*See Deed to Lot 2, Sans Souci Villa, R.M.C. Office for Greenville County, S.C., dated 10/18/52, Page 131-132.*