

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 981 PAGE 103

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, C. E. Mullinax,

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

O. C. 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

One Thousand ----- Dollars (\$ 1,000.00) due and payable

One Year After Date Hereof

with interest thereon from date at the rate of six 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, in Saluda Township, in the forks of Ridge and Trammell Roads, and having the following metes and bounds, to wit:

BEGINNING at a point in the center of Ridge Road, at the intersection of said road with the Trammell Road, and running thence along Trammell Road, S. 63-45 W. 155 feet to a light wood stump on the south side of Trammell Road; thence still with Trammell Road, S. 87-45 W. 100 feet to an iron pin on the south side of said Trammell Road at corner of property now or formerly owned by William B. Darnell; thence along the line of Darnell property, S. 39-15 E. 347 feet to an iron pin; thence N. 50-45 E. 232 feet, more or less, to a point in the center of Ridge Road; thence along the center of Ridge Road, N. 39-15 W. 253 feet to the point of beginning, and containing two (2) acres, more or less, and being the same property this day conveyed to the mortgagor herein by the mortgagee herein by deed of even date herewith - to be recorded.

This mortgage is given to secure a portion of the purchase price of the above described property. The mortgagor agrees to insure the buildings on said property in an amount at least equal to \$1,000.00, and to keep them insurance, against fire, during the life of this mortgage, for the benefit of the mortgagee.

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.

C. E. Mullinax has paid this mortgage in full to me; everything is satisfied and settled.
O. C. Batson

Witness Myrtle B. Batson
Lennie Mullinax

SATISFIED AND CANCELED BY RECORD

21 DAY OF Oct. 1968
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 4:05 O'CLOCK P. M. NO. 9707