

JOHN M. DILLARD, Attorney at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK

962 PAGE 477

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, ARCHIE T. BATEMAN

(hereinafter referred to as Mortgagor) is well and truly indebted unto HENRY C. HARDING

(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 Eight Hundred Fifty and no/100-----

----- Dollars (\$ 850.00) due and payable

eighteen (18) months from date

with interest thereon from ^{maturity} date at the rate of six (6%) per centum per annum, to be paid: at maturity.

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 lot of land with improvements on the Southern side of Alice Farr Drive, in Paris Mountain Township, Greenville County, South Carolina, being shown as Lot No. 116 on a Plat of the Subdivision of WESTERN HILLS made by Jones & Sutherland, Engineers, dated August 1959, and recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book QQ, Pages 98 and 99, reference to which is hereby craved for a more complete description.

This Mortgage is junior in lien to a certain Mortgage covering the above described property in favor of First Federal Savings & Loan Association of Greenville, South Carolina, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 948, Page 373.

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.