

APR 18 2 51 PM 1967

BOOK 1055 PAGE 215

MORTGAGE OF REAL ESTATE—Offices of Price & Poag, Attorneys at Law, Greenville, S. C.

CLLIE E. POAG  
R.M.C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Carolina Plating Works, Inc. (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Roy S. 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

TWELVE THOUSAND AND NO/100

DOLLARS (\$12,000.00),

due and payable in Five (5) consecutive Annual Payments of \$2,400.00, plus interest, each payment to be made on the anniversary date hereof, with the right to anticipate in part or full at any time,

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, Greenville Township, near the City of Greenville and near Union Bleachery, containing 5.14 acres, excluding railroad right of way, and having, according to a plat entitled "Property of Roy S. Batson near Greenville, S. C.," made by C. C. Riddle, R.L.S., surveyed by Robert Jordan, R.L.S., dated March 28, 1967, the following metes and bounds, to wit:

BEGINNING at an iron pin in the Northwestern corner of the intersection of Bleachery Road (or also known as Riverside Road) and S. C. Highway No. 291 and running with the Southeasterly side of said highway the following four (4) courses and distances: S. 42-46 W. 110.1 feet; S. 35-46 W. 105 feet; S. 28-14 W. 139.7 feet; and S. 19-05 W. 149.2 feet, the latter course and distance ending in the center of G. & N. Railway and Southern Railway track; thence leaving said highway and running with the center of said railway track S. 46-54 E. 424.6 feet to a point; thence N. 47-55 E. 431 feet to a point on the westernly side of Bleachery Road; thence with the westernly side of said road (also known as Riverside Road) N. 42-00 W. 480.5 feet to an iron pin in a curve of said road; thence still with the westernly side of said road N. 37-35 W. 97.7 feet to an iron pin in the Southwestern side of the intersection of said road and S. C. Highway 291, the point of beginning, subject to the rights-of-ways and/or easements of the G. & N. Railway, the Southern Railway, Duke Power Company and Greater Greenville Sewer District.

The above described property is the same conveyed to the Mortgagor by the Mortgagee by deed to be recorded herewith.

This is a Purchase Money Mortgage.

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.

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 23 PAGE 320

SATISFIED AND CANCELLED OF RECORD

16 DAY OF May 1974  
Dennie L. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:21 O'CLOCK P. M. NO. 29085