

State of South Carolina

MAY 1 11 23 AM 1967

COUNTY OF GREENVILLE

OLLE FARNSWORTH

To All Whom These Presents May Concern:

I, O. Talmadge Spence hereinafter called the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to E. H. Batson

hereinafter called Mortgagee, in the full and just sum of Seventy Five Hundred (\$7,500.00)----- DOLLARS,

to be paid at the rate of \$50.00 per month until January 1, 1968, and then paid at the rate of \$100.00 per month until paid in full, first payment due June 1, 1967. Payments first applied to interest and then to principal.

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be computed and paid monthly basis, on unpaid balance. until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or lot in Cleveland Township Greenville County

, located at River Falls, containing 35 acres more or less and being shown on a plat of property made for E. H. Batson by Carolina Engineering and Survey Co, dated April 28, 1967, and having the following metes and bounds according to said plat, to wit:

BEGINNING at a point in dirt road on 2 inch iron pipe, corner of Baker property and running thence along a proposed dirt road and Baker line N. 84-35 E., 468.4 feet; thence still with same N. 77-35 E., 181.6 feet to new corner and corner of one and one-half acre lot to be retained by E. H. Batson; thence S. 24-10 W., 200 feet to new corner; thence N. 60-05 E., 250 feet; thence N. 65-50 E., 200 feet to point on line of Norwood Cleveland; thence with Cleveland line S. 24-10 W., 434 feet more or less to old corner at Potts line; thence with Potts and Reynolds S. 63-30 E., 2710 feet more or less to corner of property now or former of W. D. Friddle; thence with Friddle N. 2-30 W., 364 feet and N. 42-30 E., 1098 feet more or less to rear corner of lot heretofore conveyed to B. F. Rogers by deed recorded in deed book 645 page 102, thence with the Rogers line S. 51-30 E., 124 feet to point on western side of dirt road; thence with road N. 36-45 E., 100 feet; thence N. 51-30 W., 106 feet to point on Friddle line; thence with Friddle line N. 42-30 E., 111.5 feet; thence N. 32-30 E., 178 feet; thence N. 6-45 W., 162 feet and N. 29-45 W., 19 feet to the beginning corner.

LESS HOWEVER that lot of land conveyed to George Hale by deed recorded in deed book 613 page 445, and described as follows on said plat; Located at the intersection of two dirt roads, across from Rogers lot beginning on the eastern side of road (across from Rogers lot) and running S. 6300 E., 15 feet to the western edge of another dirt road; thence S. 4-00 E., 162 feet along this dirt road; thence across to first mentioned dirt road N. 73-07 W., 130 feet; thence N. 36-45 E., 162 feet along eastern side of first mentioned road to the beginning corner.

~~xxxxxx within described property xxxxxxxx subject to xxxxxxxx right of ways xxxxxxxx~~

~~This is a purchase money mortgage. xxxxxxxx Batson by xxxxxxxx Friddle deed recorded in deed book 472 page 277 xxxxxxxx with the xxxxxxxx tax xxxxxxxx from Rogers by deed recorded in book xxxxxxxx~~

This is a purchase money mortgage.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 3 PAGE 74

SATISFIED AND CANCELLED OF RECORD

8 DAY OF Oct 19 71

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 11:39 O'CLOCK A. M. NO. 10242