

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S.C.
NOV 30 4 33 PM 1967
OLLIE FARNOWORTH
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

R. L. BINGHAM and MARGARET S. BINGHAM

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

ALVIN F. 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 Twenty Five Thousand and no/100

Dollars (\$ 25,000.00) due and payable

One Hundred Fifty-Eight and 02/100 (\$158.02) Dollars per month, said payments to be made on the first day of each and every month, commencing on the first day of December, 1967, and continuing on the first day of each and every month thereafter until paid in full, said payments to apply first to interest and balance to principal.

with interest thereon from date at the rate of $6\frac{1}{2}$ per centum per annum, to be paid Monthly.

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, City of Greenville, situate, lying and being on the West side of North Main Street, being known and designated as all of lot No. 14 and the northern half of lot No. 15 on plat of North Park made by Dalton & Neves, Engineers, May, 1940, recorded in the R. M. C. Office for Greenville County, in Plat Book "K", Pages 48 and 49, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of North Main Street, the joint corner of lots Nos. 13 and 14, and running thence with the joint line of said lots, N. 70-14 W., 160 feet to an iron pin; thence S. 19-46 W., 90 feet to an iron pin in the center of the rear line of lot No. 15; thence with the center of Lot No. 15, S. 70-14 E., 160 feet to an iron pin on the west side of North Main Street; thence with the west side of North Main Street, N. 19-46 E., 90 feet to the beginning corner.

Mortgagor reserves the right of anticipating the entire balance or any part thereof, at any time, without penalty.

PURCHASE MONEY MORTGAGE.

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 from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.