

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 7 10 44 AM 1968
JOLLIE BARNWORTH
N.M.C.

BOOK 1091 PAGE 607

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James H. Bates and Hazel G. Bates

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. E. Surratt

(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 Seven hundred thirty-eight and 00/100-----
-----Dollars (\$ 738.00) due and payable

in 18 monthly payments of \$41.00 until paid in full

out

with interest thereon from date at the rate of - per centum per annum, to be paid:

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, Bates Township, lying on west side of Keeler Mill Road and containing 9/10 acres, more or less, and having the following metes and bounds, to-wit:

BEGINNING at corner in Keeler Mill Road and running thence S. 46-25 W. 360 feet to an iron pin; thence N. 29-30 E. 370 feet over iron pin on right-of-way line to point in road; thence along road S. 46-30 E. 111 feet to point of beginning. This is the same property conveyed to the mortgagors by deed of James D. Bates dated July 24, 1965.

ALSO: All that certain lot of land, with improvements thereon, situate, lying and being in Bates Township, Greenville County, South Carolina:

BEGINNING at a point in northern line of property now or formerly owned by R. P. & Pearl A. Grice on the western side of a County hard surface road crossing said property now or formerly owned by R. P. & Pearl A. Grice; thence in a southerly direction with said road, 225 feet to a new corner; thence a new line of James D. Bates land 195 feet in a northwesterly direction to a new corner; thence a new line 225 feet in a northeasterly direction to the beginning and bounded on the North, South & West by other lands of James D. Bates, nor or formerly owned by R. P. & Pearl A. Grice and on the East by said road and being the same conveyed to the mortgagors by deed of James D. Bates dated July 24, 1965.

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.

Rec'd 7-2-67

J. E. Surratt

W.T.
[Handwritten signature]

[Handwritten signatures and notes]
RECORDED FOR GREENVILLE COUNTY S.C.
MAY 7 1968