

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE BOOK 1093 PAGE 221

TO ALL WHOM THESE PRESENTS MAY CONCERN

FILED
GREENVILLE CO. S. C.
MAY 24 3 35 PM 1938
CLLIL... NORTH

WHEREAS, I, Alvin F. Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto H. L. Nelson

(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 Fifteen Thousand Two Hundred and No/100-----
Dollars (\$ 15,200.00) due and payable

as Follows: Principal to be paid on demand, interest to be paid quarterly from date. Any and all payments to apply first to interest, then to principal.

with interest thereon from date at the rate of (7) seven per centum per annum, to be paid: Quarterly, from date.

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, in Saluda Township on the West side of Buncombe Road, or Highway 25 and on the Northern side of South Carolina Highway 414, bounded on the West by Lands of B. E. Boswell, and on the North by Lands of V. G. Good, having the following metes and bounds, to-wit:

BEGINNING at a corner at property of V. G. Good, on the West side of Highway 25, running thence, S2-04 W, 208 feet to a corner at the intersection of right-of-way of Highway 25 and S. C. Highway 414, running thence N 69-42 W, 63 feet to an Iron Pin; thence running N 58-20 W, 147.8 feet to an Iron Pin; thence leaving Highway 414 along land of Boswell, running N 22-06 W, 166.4 feet to an Iron Pin at the corner of Good's lot; thence running S.-77-19 E, 132.8 feet to an Iron Axle; thence running S 82-30 E, 126.4 feet to the BEGINNING CORNER.

This is the same property as was conveyed to the Mortgagor by deed recorded in the RMC Office of Greenville County, South Carolina in Deed Book 594 at page 19.

Together with all and singular rights, members, herditaments, 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.

FOR SATISFACTION TO THIS MORTGAGE BY
SATISFACTION BY 27 PAGE 608

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A. M. C. FOR GREENVILLE COUNTY S. C.
9:00