

GREENVILLE CO. S. C.

BOOK 1127 PAGE 323

STATE OF SOUTH CAROLINA

JUN 29 11 AM '69

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, LOUISE HALL BATSON

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

SOUTHERN BANK & TRUST COMPANY

(hereinafter referred to as Mortgagee) as evidenced by the Mortgage's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of THREE THOUSAND ONE HUNDRED THIRTY-EIGHT & 84/100---

Dollars (\$3,138.84) due and payable

as provided in the Note,

with interest thereon from date at the rate of Seven per centum per annum, to be paid: As provided in the Note.

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,

ALL that certain piece, parcel, or tract of land, with the improvements thereon, situate, lying, and being in Saluda Township, Greenville County, South Carolina, which contains 84.7 acres, more or less, and which is described more particularly as follows, according to a plat of the property of Henry McKenzie prepared by C. O. Riddle, R.L.S., dated July, 1965.

BEGINNING at a nail in a culvert, at the intersection of an unnamed branch and an unnamed county road, which is at the northeastern corner of the property mortgaged hereby, and running thence with the line of property now or formerly belonging to O. B. and Esther L. Chapman S. 40-48 E., 1,984 feet to an iron pin; thence with the line of property now or formerly belonging to Ida Marie Gosnell S. 41-32 W., 1,449 feet to an iron pin; thence with the line of property now or formerly belonging to H. E. Coggins and property now or formerly belonging to W. L. Edwards, and crossing the unnamed county road, N. 27-09 W., 2,078 feet to a stone; thence N. 22-09 W., 733 feet to a maple on the bank of the unnamed branch; thence with the meanders of the branch, the branch being the property line, the following courses and distances - N. 64-34 W., 232 feet to an iron pin, N. 15-04 W., 674.6 feet to an iron pin, N. 28-17 W., 212.2 feet to an iron pin, N. 39-09 W., 100 feet to an iron pin, N. 66-42 W., 129.7 feet to an iron pin, N. 13-11 W., 137 feet to an iron pin, and N. 39-09 W., 261.8 feet to an iron pin at the corner of the McKenzie property and property now or formerly belonging to Ella Louise Allen; thence with the line of the Allen property N. 60-12 E., 530 feet to an iron pin; thence S. 53-39 E., 514 feet to a stone at the corner of the property now or formerly belonging to W. G. and Eloise C. Bayne; thence with the line of the Bayne property S. 20-39 E., 1,604 feet to a stake on the bank of the unnamed branch; and, thence with the traverse line of the branch N. 58-10 E., 363 feet to the point of beginning.

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.

PAID IN FULL & SATISFIED, this 18 day of Jan. 1971

Southern Bank and Trust Company