

FILED
GREENVILLE CO. S. C.

JUN 24 9 43 AM '69

BOOK 1129 PAGE 365

OLLIE FARNSWORTH
R. H. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

TO ALL WHOM THESE PRESENTS MAY CONCERN: **I, James T. Batson, Jr.**

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 One Thousand and No/100**-----

DOLLARS (\$21,000.00

), with interest thereon from date at the rate of **Seven and three-fourths** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, July 1, 1994

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the County of Greenville, State of South Carolina, on the eastern side of Overton Avenue being shown as Lot 15 on a plat entitled Cedar Vale recorded in Plat Book 000, at page 13 in the RMC Office for Greenville County and having according to said plat the following metes and bounds:

Beginning at an iron pin on the eastern side of Overton Avenue at the joint front corner of Lots 15 and 16 and running thence with line of Lot 16, S. 70-47 E. 175 feet to an iron pin; thence N. 19-11 E. 100 feet to an iron pin; thence N. 70-47 W. 175 feet to an iron pin on the eastern side of Overton Avenue; thence with the eastern side of Overton Avenue S. 19-13 W. 100 feet to the beginning corner.