

STATE OF SOUTH CAROLINA JUL 17 11 01 AM '69
COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, GARY BATSON and LINDA BATSON

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

(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 Thirty One Hundred and no/100 -----

Dollars (\$ 3100. 00) due and payable

\$40.00 per month beginning 30 days from date and a like amount each successive month until paid in full

with interest thereon from date at the rate of eight 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, being known as lots 71 and 72 on a plat of Springfield recorded in Plat Book BBB, Page 14, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING, at an iron pin on the north side of Gates Avenue at the joint front corner of lots nos. 72 and 73 and running thence with the line of said lots, N. 13-26 E., 190 feet; thence N. 75-03 W., 235 feet to a point on Benson Drive; thence with Benson Drive, S. 8 W., 59 feet to bend; thence continuing with Benson Drive S. 22-15 W., 110.5 feet to curve at the intersection of Benson Drive and Gates Avenue; thence with said curve in a southeasterly direction, 35 feet, more or less, to a point on Gates Avenue, S. 76-50 E., 226.5 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 thereon, 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.