

Aug 10 10 20 AM '33
OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: John P. Batson, Jr.

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

WHEREAS, the Mortgagee is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

----- Fifty Thousand and No/100 ----- DOLLARS
(\$ 50,000.00), with interest thereon at the rate of eight (8%) per cent per annum as evidenced by the Mortgagee's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is twenty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagee may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagee's account, including advances made by the Mortgagee on other or no security:

NOW, KNOW ALL MEN, That the Mortgagee, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagee 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 Mortgagee 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, on the southern side of Crescent Avenue, in the City of Greenville, being more particularly described and delineated on plat made by James C. Covington, C.E., August 20, 1934, and having according to said plat the following metes and bounds:

"BEGINNING on Crescent Avenue, at an iron stake located 79.6 feet west of the southwestern corner of Crescent Avenue and Capers Street, same being the northwest corner of property now or formerly belonging to J.P. Gossett, and running thence S. 4-00 E. along the western line of said property a distance of 210 feet to iron post; thence N. 85½ E. 81.5 feet to iron post on western side of Capers Street; thence along the western side of Capers Street, S. 0-5 E. 75.5 feet to iron post on the western side of Capers Street; thence S. 84-30 W. 269 feet, more or less, to an iron post on the eastern side of Goodrich Alley; thence along the eastern side of said Alley in a northeasterly direction 27.5 feet to gate post; thence continuing with the eastern side of said Alley in a northwesterly direction 10.7 feet to another gate post; thence continuing with said northeastern side of said Alley N. 39 W. 73 feet to iron post; thence continuing with the northeastern side of said Alley, N. 70 W. 180.5 feet to post at the intersection of Eagle Avenue; thence along the eastern side of Eagle Avenue N. 3 W. 150.7 feet to iron post at the southeastern intersection of Eagle Avenue with Crescent Avenue; thence in an easterly direction along the southern side of Crescent Avenue, the same being on a curve, a distance of 177.2 feet to the point of tangency; thence N. 85-30 E. along the southern side of Crescent Avenue 218.1 feet to point of beginning."

Being the same property conveyed to the mortgagee by deed of Charles P. Ballenger and C. T. Wyche, as Executors and Trustees under the Will of Myrtle S. Ballenger, by deed to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or 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.