

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

BOOK 1182 PAGE 169

MAR 1 16 PM '71

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. ALL WHOM THESE PRESENTS MAY CONCERN

WHEREAS, Butler M. Batson and Francis Batson

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

(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 Four Thousand and no/100

Dollars (\$4,000.00) due and payable with six (6%) per cent interest, payment of interest only to begin as of January 1, 1971, thence the sum One Hundred and no/100 (\$100.00) Dollars per month commencing on July 1, 1971, and on a like date thereafter until paid in full.

January 1, 1971

with interest thereon from that date at the rate of six (6) per centum per annum, to be paid: annually

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, Highland Township, near Mountain View Church and having the following metes and bounds, to-wit:

BEGINNING at an iron pin Clarence Bramlett's line and running thence N. 12-35 E., 655 feet to an iron pin on northern edge of the road; thence N. 5-37 W., 432 feet to an iron pin; thence N. 20-32 W., 510 feet to an iron pin; thence S. 56-40 E., 12.19 feet to a stake; thence S. 47-35 W. 1262 feet to the beginning corner containing thirteen and 51/100 acres, more or less.

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.

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24 Nov. 71
Ollie Farnsworth

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