

State of South Carolina

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
OCT 8 11 39 AM '71
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:
Lois B. Rodgers

We, James Ray Rodgers and

hereinafter called

the Mortgagor(s), SEND GREETING:

WHEREAS, the said Mortgagor(s) in and by our certain ^{joint} promissory note in writing, of even date with these Presents, are well and truly indebted to E. H. Batson

Sixteen Thousand Five Hundred (\$16,500.00) hereinafter called Mortgagee, in the full and just sum of ----- DOLLARS;

to be paid at the rate of \$200.00 per month in payments of principal and interest, first payment due November 6, 1971, and payment each month thereafter until paid in full, payments first applied to interest and then to principal.

with interest thereon from date at the rate of 6½ per centum per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note should be placed in the hands of an attorney for suit or collection the Mortgagor(s) agrees to pay all costs and expenses including a reasonable amount as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said Mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor(s) paid by the said Mortgagee at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee,

All that piece, parcel or tract of land located near River Falls, County of Greenville, State of South Carolina, being shown and designated on plat of property made for E. H. Batson by Carolina Engineering & Surveying Co., dated April 26, 1967, recorded in plat book QQQ page 115, and having the following metes and bounds, to wit:

Beginning in road at corner of Baker tract as indicated on said plat and running thence along a small road that runs along the Southern side of Baker tract, N. 84-35 E., 468.4 feet, thence N. 77-35 E., 400 feet; thence N. 82-00 E., 125 feet; thence still with Baker tract, N. 63-00 E., 125 feet to point on Norwood Cleveland property; thence with the Cleveland property, S. 24-10 W., 634 feet more or less to Potts property; thence in a westerly direction along Potts and Reynolds, 2710 feet more or less; thence N. 2-30 W., 364 feet to property formerly of W. D. Friddle; thence with the Friddle property, N. 42-30 E., 1310 feet; thence N. 32-30 E., 178 feet to edge of a road, now known as Falls Creek Road; thence along eastern side of said road N. 6-45 W., 162 feet; thence N. 29-45 W., 19 feet to the beginning corner.

LESS HOWEVER THE FOLLOWING DESCRIBED TWO LOTS OR TRACTS;

(1.) That lot conveyed to Claude Hale by deed recorded in deed book 613 page 445, being shown on said plat above mentioned and described as follows:

Beginning on the Southeast side of road now known as Sun Valley Road and running thence N. 37-07 W., 130 feet to road now known as Falls Creek Road; thence N. 36-45 E., 162 feet along the eastern side of Falls Creek Road; thence S. 63-00 E., 15 feet across the intersection of said two roads; thence along Sun Valley Drive S. 4-00 E., 162 feet to the Beginning corner.

(2.) That lot of land retained by the within mortgagee from the conveyance to the within mortgagors, being shown as 2 acre tract on plat made for E. H. Batson by Carolina Surveying Co., dated Sept. 13, 1971, and described as follows. (This is located on the opposite side of Sun Valley Road from Hale lot)

Beginning on the Southern side of Falls Creek Road and running thence S. 35-05 E., 138 feet; thence S. 30-54 E., 249/8 feet; thence S. 42-12 W., 200 feet to Sun Valley Road; thence along Sun Valley Road

(over)