

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1230 PAGE 225

APR 21 2 19 PM '72

MORTGAGE OF REAL ESTATE

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

WHEREAS, United Machine Works, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Dorothy B. 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

THREE THOUSAND AND NO/100 - - - - - Dollars (\$ 3,000.00) due and payable

\$1,000.00 on May 15, 1972; \$1,000.00 on June 15, 197 and balance of

\$ 1,000.00 on July 15, 1972

with interest thereon from date at the rate of - - - per centum per annum, to be paid: - - -

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, in Bates Township, and being a part of the property conveyed to Elliott Batson, Jr. by deed of Sally E. Eaton as recorded in Volume 66, at page 426, RMC Office for Greenville County, and being more specifically known as Lot No. 5 according to a plat and survey made by Robert Jordan, Engineer, December 5, 1968, and having according to said plat the following metes and bounds, to wit:

BEGINNING on a point in the center of Circle Road, joint corner with Lot No. 4, and running thence S. 3-51 W. 401.2 feet to an iron pin, also joint corner with Lot No. 4; thence N. 89-30 E. 666.6 feet to an iron pin; thence N. 25-30 E. 155.1 feet to a point in center of Circle Road; thence N. 69-30 W. 600.6 feet to a point in center of Circle Road, joint corner with Lot No. 2; thence still with center of Circle Road N. 72-56 W. 150 feet more or less to a point in center of Circle Road, the beginning corner, and containing 4.4 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.