

MAY 5 12 10 PM '72

BOOK 1232 PAGE 272

MORTGAGE OF REAL ESTATE—Office of Public Records, Greenville, S. C.
R. H. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THELMA H. BATSON AND LLOYD W. BATSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto LEOA JOHNSON SEGGERUCH (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

EIGHT HUNDRED AND NO/100----- DOLLARS (\$ 800.00),
due and payable on or before August 20, 1972

with interest thereon from date at the rate of SEVEN (7%) per centum per annum, to be paid: At Maturity.

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,

ALL that piece, parcel or lot of land situate, lying and being in Chick Springs Township, Greenville County, State of South Carolina, on Hall Road near the Western side of Paris Mountain Road, about four (4) miles from Greenville County Courthouse, and having, according to a plat entitled "Plat for Lloyd W. Batson", made by Webb Surveying and Mapping Company, April 28, 1972, the following metes and bounds, to-wit:

BEGINNING at the joint corner of property being mortgaged herein and property now owned by the Mortgagors and the Mortgagee, which point is on the Southern side of Hall Road and running thence S. 42-30 W. 228 feet through an old iron pin to an old iron pin; thence N. 59-45 W. 41 feet to an iron pin; thence N. 42-30 E. 228 feet to a point on the South side of Hall Road, which point is 7 feet S. 42-30 W. from an old iron pin; thence with the Southern side of Hall Road S. 59-45 E. 41 feet to the point of beginning; being the same lot of land conveyed by the Mortgagee to the Mortgagors by deed to be recorded herewith.

THIS IS A PURCHASE MONEY MORTGAGE.

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.