



FILED
GREENVILLE CO. S. C.
First Mortgage on Real Estate
JUL 7 10 41 AM '72

MORTGAGE

ELIZABETH FIDDLE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOBBY E. BATSON and ALMA R.

BATSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of TWENTY SIX THOUSAND and no/100-----DOLLARS (\$ 26,000.00), with interest thereon at the rate of Seven and 3/4 per cent per annum as evidenced by the Mortgagor'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 20 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 Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, at the Southwestern corner of the intersection of Parker Road with Woodside Avenue (formerly known as Smythe Avenue), being shown and designated as Lots Nos. 7, 8, 9 and 10 on a Plat of MONANGAN ANNEX made by Brodie D. Bedell, Engineer, dated March 29, 1913, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book C, Page 63, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Southwestern corner of the intersection of Parker Road with Woodside Avenue and running thence along the Western side of Woodside Avenue approximately S. 6 1/4 W., 110 feet to the joint front corner of Lots Nos. 10 and 11; thence along the common line of said lots, N. 83 1/4 W., 102 feet to a point on the line of Lot No. 13; thence along the line of Lot No. 13, approximately N. 6 1/4 E., 110 feet to a point on the Southern side of Parker Road; thence along the Southern side of Parker Road, S. 84 1/4 E., 100 feet, more or less, to the point of beginning.

A more recent plat of the above described property made by Jones Engineering Service dated July 6, 1972, recorded in Plat Book 4 U, page 08 is incorporated herein by reference and made a part hereof as though fully set forth.

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.