

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.  
OCT 28 1 13 PM '73  
ELIZABETH RIDDLE  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RUBY T. BATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto JEWELL E. BROOKS

(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 Five Hundred and No/100-----

-----Dollars (\$ 500.00 ) due and payable

in full on or before January 15, 1973.

with interest thereon from 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, of hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, containing one and 8/10 acres, more or less, lying on the northwest side of the Little Texas School Road and on the southwest of a new county road and bounded on the west by the Webb property and on the north by a spring branch and the other land of Stokes-Farnham and having the following metes and bounds:

BEGINNING at a nail and cap in the center of the Little Texas School Road at the corner of the Webb property and running thence over an iron pipe at 25 feet on R. O. W. line of above road, N. 39-30 W. 500 feet to an iron pin in center of a small branch; thence along the meanders of a small branch as property line; the chord of branch line is N. 66-20 E. 237 feet to a point in center of a new county road (not named); thence along the center line of road as property, also Stokes-Farnham line as follows: S. 11-50 E. 210 feet to a point in road; thence S. 41-18 E. 205.8 feet to a nail and cap at the intersection of the Little Texas School Road, also property of Stokes-Farnham corner; thence S. 35-08 W. 179 feet to the beginning corner. A right of way for both roads is reserved as an easement for roads.

Less, however, that portion of property conveyed by deeds recorded in the RMC Office for Greenville County in Deed Book 758, Page 547 and Deed Book 853, Page 874.

Together with all and singular rights, members, herditaments, 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.