

FILED
GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE
STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
JUN 8 12 24 PM '73
S. TANKERSLEY
R.H.C.

BOOK 1287 PAGE 343

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JONES P. BATSON AND TRUMAN C. BATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto DAYTON L. TYLER

(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 Two Thousand and No/100--

----- Dollars (\$ 2,000.00) due and payable

one (1) year from date hereof.

with interest thereon from date at the rate of Eight (8%) 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:

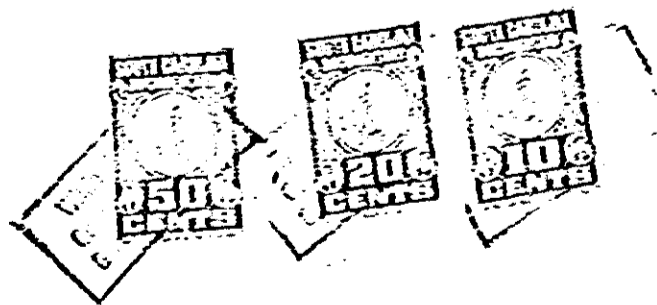
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, containing 1.64 acres, more or less, as shown on a plat of survey made by Terry T. Dill, Surveyor, December 1, 1956, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of a county road, corner of property of O. D. Bowling and running with said property line, S. 19-30 W. 435.7 feet to an iron pin in line of property of Euzelia S. Landreth; thence with the Landreth line S. 56-20 E. 200 feet to an iron pin in line of property now or formerly owned by Chandler; thence with the Chandler line, N. 19-35 E. 300 feet to an iron pin on the South side of a County Road; thence with said road, N. 26-30 W. 100 feet to an iron pin; thence still with said road, N. 26 W. 170.5 feet to an iron pin, which is the beginning corner.

ALSO ALL that certain piece, parcel or lot of land situate, lying and being in Bates Township, Greenville County, State of South Carolina on the eastern side of State Road #414, adjoined by lands of Euzelia S. Landreth on the South, Chandler on the West, and an unnamed road on the north and being more accurately described by Terry T. Dill, L. S., February 20, 1956, as having the following metes and bounds, to-wit:

BEGINNING at a point on the unnamed road, joint corner of property of Chandler and running S. 31-00 W. 347.3 feet to a point; thence S. 27-45 W. 100 feet to a point on the Landreth line; thence with said line, S. 56-20 E. 221 feet to a point; thence N. 19-30 E. 435.7 feet to a point on unnamed road; thence with said road, N. 46-11 W. 145 feet to the beginning corner, and containing 1.85 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 sing. for the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

4328 (N.Y.)