

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S. C.
AUG 5 4 54 PM '74

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Jack A. Batson }
DONNIE S. TANKERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ernest Jackson 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 Eight Thousand and No/100-----

----- Dollars (\$ 8,000.00) due and payable
in the following manner: Eighty-Eight and 82/100 (\$88.82) Dollars, shall be paid on September 5, 1974, and a like amount shall be paid on the same date in each succeeding month thereafter, until the principal amount due, together with accrued interest shall be paid in full; all payments to be credited first to interest with the balance, if any, to be applied on principal.
with interest thereon from date at the rate of 6% per centum per annum, to be paid: monthly

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 and having the following courses and distances, to-wit:

BEGINNING at a point in or near the center of Valley Road and running thence, S. 49 E. 1439 feet, more or less, to a stone, corner of property now or formerly belonging to Julius E. Webb and Emma Ruth Z. Webb; thence running with the Webb line, S. 70 E. 405 feet to a point at the edge of property now or formerly belonging to G & N Railway Company; thence running with said property as the line, 1793.22 feet in a northerly direction to a point in or near the center of Valley Road; thence running with said road, N. 47-30 W. 500 feet to a point, the point of beginning.

ALSO ALL that certain piece, parcel, or lot of land, situate, lying and being in the County of Greenville, State of South Carolina and according to a plat prepared of said property by Terry T. Dill, November 11, 1970, having the following courses and distances, to-wit:

BEGINNING at an iron pin in the center of Valley Road at the joint corner with the property described hereinabove and running thence with the joint line of said property, S. 48-40 E. 1610.5 feet to an iron pin; thence, N. 74-36 W. 819 feet to an iron pin; thence, N. 38-30 W. 923 feet to an iron pin in the center of Valley Road; thence running with said road, N. 51-30 E. 200 feet to an iron pin, the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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.

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