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P. O. Box 1268  
Greenville, S.C. 29602

First Mortgage on Real Estate

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: H. CURTIS BATSON and BYNA JO C.

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Forty Thousand and no/100ths ----- DOLLARS

\$ 40,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 30 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, in the City of Greenville, on the eastern side of Parkside Drive, being known and designated as Lot No. 15, Section A, as shown on a plat of NORTHGATE, made by C. M. Furman, Jr., dated June, 1926, and revised by R. E. Dalton, May, 1939, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book M at page 13, and having according to said plat the following description, to-wit:

BEGINNING at an iron pin on the eastern side of Parkside Drive at the joint front corner of Lots Nos. 14 and 15 and running thence along the common line of said lots in an easterly direction 135.6 feet to the common corner of Lots Nos. 14, 15 and 16; thence along the common line of Lots Nos. 15 and 16 in a southerly direction 135.6 feet to an iron pin on the northern side of Parkside Drive; thence along the curve of the northern and eastern side of Parkside Drive, 220 feet to an iron pin at the joint front corner of Lots Nos. 14 and 15, the point of beginning.

The above property is the same conveyed to the Mortgagors by deed of Sophie N. Shager to be recorded simultaneously herewith.

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.

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