

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

BOOK 1444 PAGE 425

FILED GREENVILLE S.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, JAMES E. SANDERSON and KATHRYN B. MITCHELL

(hereinafter referred to as Mortgagor) is well and truly indebted unto BILLY JOE AND JOE T. BATY

(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 Sixty-One Thousand Seven Hundred Seventy -- Dollars \$ 61,770.00 due and payable

with interest thereon from date at the rate of 8% per centum per annum, to be paid: annually in accordance with the terms of the Note executed herewith. 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:

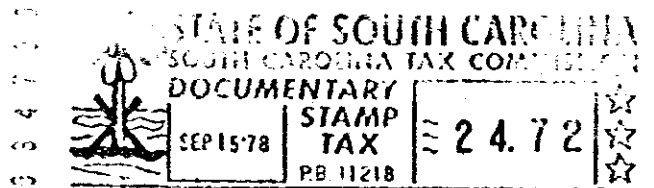
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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

ALL that piece, parcel or tract of land, together with all buildings and improvements thereon, containing 53.48 acres, more or less, situate, lying and being at the southeastern corner of the intersection of Pine Log Ford Road with Walker Road in O'Neal Township, Greenville County, South Carolina, near Sandy Flat, being a portion of property shown on a plat of the property of Charles B. Stratton, made by Robert Jordan, Surveyor, dated July 19, 1969, recorded in the RMC Office for Greenville County, S.C., in Plat Book SSS, pages 214 and 215 to which plat reference is craved for a metes and bounds description.

THIS being the same property conveyed to Grantors herein by deed of John M. Dillard dated August 9, 1974, and recorded in the RMC Office for Greenville County in Deeds Volume 1004 at page 597 to which deed reference is craved for a more complete description.

THIS being the same property conveyed to Mortgagors herein by deed of Billy Joe and Joe T. Baty of even date herewith and recorded in the RMC Office for Greenville County in Deeds Volume 1087 at page 470 .



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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 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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