

AUG 25 4 32 PM '80

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

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

WHEREAS, I, MILTON TROTTER

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY E. NEW and LAURA ELIZABETH NEW 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 TWENTY NINE THOUSAND, TWO HUNDRED AND No/100----

-----Dollars (\$ 29,200.00 ) due and payable according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: according to terms of note of even date herewith. Accrued interest to be paid same date as principal.

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, on the northeast side of the Greenville-Laurens Road (also known as S. C. Highway 276) in the Town of Mauldin, in Austin Township, Greenville County, South Carolina, shown as Lots Nos. 9 and 10 and a strip lying northeast of and adjacent to Lot 10 on a plat of property of Thomas B. Cooper, made by W. J. Riddle, Surveyor, April, 1948, recorded in the RMC Office for Greenville County, S. C., in Plat Book T at Pages 299 and 300, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of the Greenville-Laurens Road at joint front corner of Lots 7 and 9, and running thence along the line of Lots 7 and 8, N. 51-24 E. 570.4 feet to an iron pin on the southwest edge of the C & WC Railway right of way; thence along the southwest edge of said right of way, S. 33-36 E. 99.9 feet to an iron pin; thence S. 51-24 W. to and with the line of Lots 11 and 12, 552 feet to an iron pin on the northeast side of the Greenville-Laurens Road; thence along the northeast side of the Greenville-Laurens Road, N. 44-05 W. 100 feet to the beginning corner.

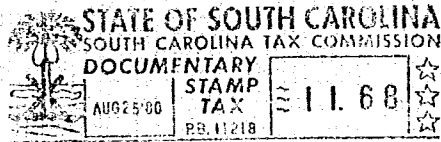
This is the same property conveyed to the mortgagor herein by deed of Harry E. New dated August 11, 1980, and recorded simultaneously herewith, and by deed of Laura Elizabeth New Batson, dated August 25, 1980, and recorded simultaneously herewith.

This conveyance is subject to all restrictions, setback lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

1/2 principal and interest Harry E. New paid to: Post Office Box 6084, Newport News, Va. 23606.

1/2 principal and interest paid to: Laura Elizabeth New Batson: Post Office Box 1322, Greenville, South Carolina 29602.

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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 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.