

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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S. O.
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SONN... BERSLEY
H.H.C.

BOOK 1526 PAGE 533
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES H. BROWN, JR. AND LISA L. BROWN

(hereinafter referred to as Mortgagor) is well and truly indebted unto BATSON OIL COMPANY, INC.
c/o Robert A. Clay Atty, Corner Park & Bennett St
Greenville, SC 29601

(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

Nineteen Thousand and no/100ths-----Dollars (\$ 19,000.00) due and payable

with interest thereon from December 4, 1980 at the rate of 14% per centum per annum, to be paid:

final payment December 4, 1995

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 lot of land situate on the northwestern side of Bexhill Court in the County of Greenville, State of South Carolina, being shown as lot 26 on a plat of Buxton Subdivision, Sheet No. 1, dated November 5, 1970, prepared by Piedmont Engineers and Architects, recorded in Plat Book 4N at Page 2 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Bexhill Court at the joint front corner of lot 26 and lot 27 and running thence with lot 27 N. 51-41 W. 160 feet to an iron pin at the joint rear corner of lots 26 and 27; thence with lot 16 and lot 17 N. 30-33 E. 111 feet to an iron pin at the joint rear corner of lot 25 and lot 26; thence with lot 25 S. 51-41 E. 175 feet to an iron pin on Bexhill Court; thence with said Court S. 33-19 W. 110 feet to the point of beginning.

This property is conveyed subject to all restrictions, zoning ordinances, rights of way and easements of record and on the ground which affect said property.

Being the same conveyed by Charles C. Thornton, Jr. and Susan A. Thornton to Charles H. Brown Jr. and Lisa L. Brown, by deed dated and recorded concurrently herewith.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
DEC 7 1980

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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