

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } CO. S. C. MORTGAGE OF REAL ESTATE

SEP 17 3 34 PM '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

DONNIE S. TANKERSLEY
R.M.C.

WHEREAS, H. W. THOMASON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ALVIN F. 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

Three Thousand Five Hundred & No/100----- Dollars (\$ 3,500.00) due and payable

over a period of three (3) years, Payments of One Hundred Sixteen & 26/100 (\$116.26) each month, beginning August 1, 1981, and continuing on the first day of each month thereafter; payments to apply first to interest and the balance to principal.

with interest thereon from date at the rate of 12% 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:

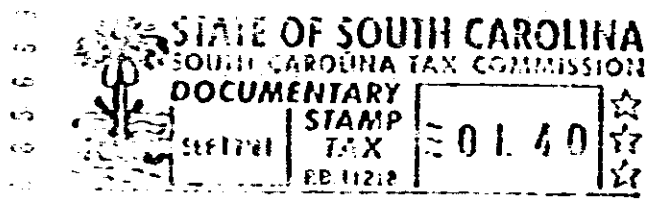
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 0.73 acres according to a plat prepared by Terry T. Dill on January 20, 1977, at the Intersection of S. C. Highway 253 and Groce Meadow Road and having according to said plat the following metes and bounds to-wit:

BEGINNING in the center of S. C. Highway 253 and running thence with the property of Stokley, N. 68-49 E. 188 feet; thence continuing with Stokley property, S. 07-49 E. 142 feet; thence S. 61-08 W. 209 feet to the center line of Groce Meadow Road; thence with the center line, N. 34-19 W. 52 feet; thence with the center of S. C. Hwy. 253, N. 13-43 W. 119 feet to the beginning corner.

This being the same property conveyed by deed from Alvin F. Batson unto H. W. Thomason, recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 1155 at Page 256, recorded the 17 day of Sept 1981.

PURCHASE MONEY MORTGAGE

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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 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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