

STATE OF SOUTH CAROLINA
COUNTY OF PICKENS

ROBINSON & SMITH, ATTORNEYS AT LAW, EASLEY, S. C.
FILED
NOV 10 1982
Donna S. Tankersley
RMB

BOOK 1585 PAGE 602

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

WHEREAS, Jones P. Batson, 1041 E. Perry Road, Greenville, SC 29609

(hereinafter referred to as Mortgagor) is well and truly indebted unto Clarence Moody or C. Richard Moody, 113 Oaklane Drive, Easley, SC 29640

(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

Thirty Thousand Six Hundred Seventy and No/100-----Dollars (\$ 30,670.00) due and payable in five installments as follows: \$2,670.00 shall be due and payable on October 1, 1983 and on October 1, 1984 and each year thereafter for four consecutive years, the sum of \$7,000.00 shall be due and payable.

with interest thereon from date at the rate of 10% per centum per annum, to be paid: on outstanding balance on anniversary date.

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 lot of land in Paris Mountain Township, County of Greenville, State of South Carolina, located on the Northwest side of East Perry Road Extension, and being shown as all of lot number Nineteen (19) on a plat of property made forthe within grantors and entitled "Leawood Hills", made by Terry T. Dill, Surveyor, dated October, 1958, and has the following metes and bounds according to said plat, to-wit:

BEGINNING at an iron pin on the Northwest side of said road at the joint front corner of lots 19 and 20 and runs thence as the common line of said lots N 46-38 W 111.2 feet to an iron pin on the line of the Floyd Estate, joint rear corner of said lots; thence N 43-15 E 100 feet along the line of said estate to an iron pin at the joint rear corner of lots 18 and 19; thence S 46-38 E 111.4 feet as the common line of lots 18 and 19 to an iron pin on the North west side of said road, thence S 43-22 W 100 feet along said road to the BEGINNING corner. This is a part of the same property conveyed to us by the heirs of the Pearl Miller Estate.

The within property is conveyed subject to certain restrictions executed and recorded by the within grantor in Deed Book 666, at Page 181, Greenville County R. M. C. Office. E. H. Batson etal 5-29-1961.

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STATE OF SOUTH CAROLINA
DOCUMENTARY TAX COMMISSION
NO. 1220
STAMP
TAX

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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