

MORTGAGE OF REAL ESTATE

BOOK 1631 PAGE 674

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FILED
OCT 20 1 41 PM '83
DONALD
R.M.C. TOLEY

WHEREAS, I, TRUMAN C. BATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. H. Styles or Caroline W. Styles, Route 1, Box 199, Marietta, South Carolina 29661

(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 Ten Thousand and No/100-----Dollars (\$10,000.00***) due and payable in equal installments of One Hundred and No/100 (\$100.00) Dollars, due and payable monthly beginning one month after the execution of this mortgage and note and payable until paid in full

with interest thereon from date of note at the rate of ten (10%) 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,

ALL that lot of land in the County of Greenville, State of South Carolina, in Bates Township at Slater, South Carolina, shown in Lot 16, Block H on Plat of S. Slater and Sons Village, recorded in Plat Book K at Pages 63, 64, and 65 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Mellon Street at the joint front corner of Lots 15 and 16, Block H, and running thence with the line of Lot 15, N. 82-41 E. 124 feet to an iron pin; thence with the rear line of Lot 7, S. 7-24 E. 70 feet to an iron pin; thence with the line of Lot 17, S. 82-41 W. 124 feet to an iron pin on the east side of Mellon Street; thence with the eastern side of Mellon Street, N. 7-24 W. 70 feet to the point of beginning.

SUBJECT to all prior easements and rights-of-way, Covenant and Restrictions as of record this date.

THIS being the same property that was conveyed to the Mortgagor by the Mortgagee on the 20 day of October, 1983 as recorded in the R.M.C. Office of Greenville County in Mortgage Book 1198 at page 918.

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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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