

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.

BOOK 1198 PAGE 201

JUL 9 4 55 PM '71

MORTGAGE OF REAL ESTATE

BOOK 23 PAGE 311

TO ALL WHOM THESE PRESENTS MAY CONCERN:
OLLIE FAHNSWORTH
R.M.C

WHEREAS, I, William Ralph Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto R. E. Lunsford

(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 Thousand and no/100

Dollars (\$20,000.00) due and payable

Two Hundred and no/100 (\$200.00) per month, until paid in full.

lot beginning at an iron pin on Batson Rd. and running thence N. 17-20 E. 175 ft. to an iron pin; thence running S. 71-06 E. 174.5 ft. to an iron pin; thence running S. 15-20 W. 200 ft. to an iron pin on Azure Ave.; thence running N. 74-20 W. 173.9 ft. to an iron pin; thence running in a curve of Azure Ave. and Batson Rd. N. 28-00 E. 173.9 ft. to the beginning on Batson Road.
THIS being a part of property of W. R. Batson surveyed by Terry T. Hill, Greenville, S. C., on July 13, 1967.

RECORDING FEE
661.00

W. R. Batson
Mortgagor
R. E. Lunsford
Mortgagee
MAY 15 1971
28999

all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or connected therewith, and of all 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, together with

The Mortgagee covenants herein 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 Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagee and all persons whatsoever lawfully claiming the same or any part thereof.

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