

OCT 22 3 05 PM 1968

BOOK 1106 PAGE 654 FLA.-S.C.

REAL ESTATE MORTGAGE

THIS MORTGAGE, DATED OCTOBER 15, 1968, between Alvin F. Batson  
of 25 East

Hillcrest Drive in Greenville, South Carolina 29607.

(herein called "Mortgagor") and SHELL OIL COMPANY, a Delaware corporation with offices at 230 Peachtree Street, N. W., in Atlanta, Georgia 30303 (herein called "Shell").

WITNESSETH:

In consideration and to secure payment of Mortgagor's indebtedness herein described, and the performance and observance by Mortgagor of the covenants and conditions of this Mortgage, Mortgagor hereby grants, bargains, sells, conveys and mortgages to Shell

the following described premises situated ~~near~~ <sup>near 240</sup> the City of Travelers Rest  
County of Greenville, State of South Carolina

*AD*

~~all~~ all those lots of land in Paris Mountain Township, Greenville County, State of South Carolina, on the Eastern side of U. S. Highway No. 25, near the City of Greenville, being shown as Lots 1 and 2, on plat of property of J. S. Fox, made by Piedmont Engineering Service, in April 1949, recorded in Plat Book V, at page 169, and described as follows:

Beginning at a stake on the Eastern side of U. S. Highway No. 25, at corner of road leading to Paris Mountain and running thence with the Northwestern side of said road leading to Paris Mountain, the chord of which is N. 36-07 E. 271.3 feet to a stake; thence N. 16-13 W. 109.7 feet to a stake at corner of Lot No. 2; thence with the line of said Lot, S. 68-00 W. 202.9 feet to a stake on U. S. Highway No. 25; thence with the Eastern side of said Highway, S. 13-19 E. 271 feet to the beginning corner.

Together with the right of the mortgagor to tap onto the water line D. B. Tripp granted to the mortgagor by D. B. Tripp by deed recorded in Deed Book 457, page 261. Subject however, to the right of way retained by the said D. B. Tripp for water lines by the aforesaid deed and subject also to the restrictions contained in deed of D. B. Tripp to the mortgagor, recorded as aforesaid.

ALSO, all that lot of land in said County and State, on the eastern side of U. S. Highway #25 (Buncombe Rd.) near City of Greenville, being shown as Lots 3 and 4, on plat of property of J. S. Fox, by Piedmont Engineering Service, in April 1949, recorded in Plat-Book V, page 169, and described as follows:

CONTINUED ON ATTACHMENT

together with all rights, privileges and appurtenances thereto, all rents, issues, and profits therefrom, and all buildings, improvements and Mortgagor's fixtures now or hereafter located thereon (all herein collectively called "the premises");

TO HAVE AND TO HOLD the same unto Shell, its successors and assigns, forever; provided, however, and this Mortgage is upon the express condition, that, if Mortgagor shall promptly and fully pay Mortgagor's indebtedness to Shell under and in accordance with the provisions (a) of a certain Financing Agreement of even date herewith between Mortgagor and Shell, under which Mortgagor may become indebted to Shell for future

advances up to a total sum not exceeding \_\_\_\_\_

Dollars (\$ \_\_\_\_\_), or (b) of a certain Promissory Note of even date herewith,

in the principal sum of Fifteen Thousand and no/100 -----Dollars

(\$ 15,000.00), if and when such Promissory Note supersedes said Financing

Agreement and Mortgagor's indebtedness, if any, thereunder; and if Mortgagor shall fully perform and observe all of the covenants and conditions of this Mortgage, then this Mortgage shall be void; otherwise it shall remain in full force and effect.

*This instrument has been satisfied in full as of 3/8/71.*  
*Shell Oil Company*  
*J. S. Smith*  
*asst. Credit Mgr. Shell Oil Co.*  
*Witness Virginia T. Vick*

SATISFIED AND CANCELLED OF RECORD  
21 DAY OF April 1971  
*Ollie Farnsworth*  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:54 O'CLOCK P. M. NO. 24668