

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

William L. Batson, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank & Trust Company (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 -----

Four Thousand Five Hundred Nineteen and 80/100---DOLLARS (\$4,519.80\*\*), with interest thereon from date at the rate of seven <sup>add on</sup> per centum/per annum, said principal and interest to be repaid: In 36 monthly installments of \$125.55 commencing on the 8th day of November, 1974 and on the same date of each successive month thereafter until paid in full.

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, on the Northern side of Chastain Drive near the City of Greenville, County of Greenville, State of South Carolina, and being shown and designated as Lot 8 on plat entitled "Maple Acres - Property of C. O. Vaughn" prepared by C. O. Riddle, R.L.S., dated June, 1953, said plat being recorded in the RMC Office for Greenville County in Plat Book FF at Page 111 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Chastain Drive at the joint front corner of Lots 7 and 8 and running thence along and with the joint property line of said two lots, N. 5-46 E. 171 feet to an iron pin; thence S. 68-00 E. 90 feet to an iron pin at the joint rear corner of Lots 8 and 9 as shown on the aforementioned plat; thence running along and with the joint property line of said Lots 8 and 9, S. 12-00 W. 153.4 feet to an iron pin on the Northern side of Chastain Drive; thence running along and with the Northern said of Chastain Drive, N. 78-54 W. 70 feet to the beginning point.

This being the identical property conveyed to the Mortgagor herein by James E. Childress, et ux, by deed recorded in the RMC Office for Greenville County in Deed Book 907 at Page 553.

This being a second and junior mortgage to that certain mortgage given by William L. Batson to Cameron Brown Company in the original principal amount of \$14,900.00, having been recorded in the said RMC Office in Real Estate Mortgage Book 1178 at Page 489.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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