STATE OF SOUTH CAROLINA 114 2 12 42 PH 18 MORTGAGE OF REAL ESTATE
COUNTY OF GREENVILLEDOI NIE S. TANKERSLEYTO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS. JAMES C. BATCHELOR

(hereinafter referred to as Mortgagor) is well and truly indebted unto HARRY O. YEARICK

(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

-----FORTY-FOUR THOUSAND, THREE HUNDRED, SIXTY and No/100-Dollars (\$ 44,360.00--) due and payable

\$5,000.00 per year toward principal, plus interest of 8% on the outstanding balance, beginning November 1, 1980. Said payments to be due and payable on November 1 of each year.

with interest thereon from date

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at the rate of 87

per centum per annum, to be paid: as stated above.

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:

Being known and designated as 16.96 acres more or less, and being described on a Plat of property of Harry O. Yearick dated September 22, 1978, said Plat prepared by C.O. Riddle, R.L.S., and being more specifically described as follows:

BEGINNING at an iron pin in the Southeast corner of said property and running thence N. 24-04 W. 1005.51 feet to an old stone; thence S. 86-54 W. 345.9 feet to an old iron pin; thence S. 51-03 W. 202.1 feet to a spike in the center of Pennington Road, old iron pin back at 50.9 feet; thence S. 21-27 E. 198.87 feet to a spike; thence S. 1-55 E. 200 feet to a spike; thence S. 3-45 W. 657.95 feet to a spike in the center of Pennington Road; thence S. 88-22 W. 310.5 feet to an iron pin, passing old iron pin at 38.1 feet from spike in Pennington Road; thence N. 65-18-30 E. 621.83 feet to an iron pin, point of BEGINNING.

DERIVATION: See Deed from Lloyd C. LaPeer and Gertrude LaPeer dated August 16, 1969, and recorded in the Greenville R.M.C. Office in Deed Book 874, Page 265.

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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 heireinabove 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 at 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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