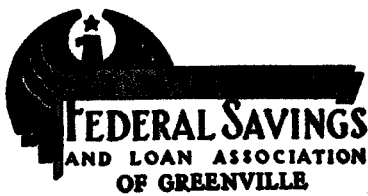


MAR 25 2 23 PM 1964



OLLIE FARRNSWORTH
R. M. C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Harold M. Batson, Jr. and Patricia C. Batson, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Twelve Thousand, Eight Hundred and No/100 (\$12,800.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes se-

cured hereby), said note to be repaid with interest at the rate specified therein in installments of _____

Eighty-Two and 48/100-----(\$ 82.48) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 25 years after date. The note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder, become immediately due and payable, and the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown on survey of property of Harold M. and Patricia C. Batson made by J. C. Hill on January 29, 1964, and recorded in the R. M. C. Office for Greenville County in Plat Book FFF, at page 37 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on Batson Drive and a proposed street and running thence along Batson Drive, South 70-30 West 67.6 feet to an iron pin; running thence South 33-10 East 219.7 feet to an iron pin; thence North 46-05 East 119.8 feet to an iron pin at proposed street; running thence along said proposed street, North 50-50 West 178.1 feet to an iron pin, the beginning corner; being the same conveyed to us by Harold M. Batson by deed dated February 15, 1964 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 742 at Page 461."

ALSO: "All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as a portion of Lot 25 of Farr Estates as shown on a plat recorded in the R. M. C. Office for Greenville County in Plat Book L, at Page 131 and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the southern side of Batson Drive at the northeast corner of a lot heretofore conveyed by Harold M. Batson to the mortgagors, the deed thereto being recorded in the R. M. C. Office for Greenville County in Deed Vol. 742 at page 461, and running thence along the northeastern line of said lot, S. 50-50 E. 178.1 feet to an iron pin; thence N. 46-05 E. 51 feet, more or less, to an iron pin on the line of property now or formerly of Hunt; thence along the line of that property, N. 50-50 W. 156 feet, more or less, to an iron pin on the southern side of Batson Drive; thence along the southern side of Batson Drive, S. 70-30 W. 58 feet, more or less, to the beginning corner; being the same conveyed to us by Harold M. Batson by deed dated March 24th, 1964 to be recorded herewith."

REVISOR 10-1-67
MITCHELL PRINTING CO.