

OLLIE FARNSWORTH
R. M. C.

First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: Thomas F. Batson and

Gloria R. Batson, (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, Greenville, S. C., (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 Thirty-one Thousand -----
DOLLARS (\$31,000.00), with interest thereon as provided in said promissory note, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable, June 1, 1997.

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 piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 74 on a plat of "Addition to Knollwood Heights" recorded in the R. M. C. Office of Greenville County, South Carolina, in Plat Book 4-F at page 18 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the southeastern edge of Devon Drive at the joint front corner of Lots Nos. 74 and 75, and running thence along the joint line of said lots S. 47-27 E. 146.5 feet to a point; thence S. 28-42 W. 161.4 feet to a point on the northeastern edge of Knollwood Drive; thence along the northeastern edge of Knollwood Drive N. 65-00 W. 167.6 feet to a point; thence N. 11-31 W. 29.6 feet to a point on the southeastern edge of Devon Drive; thence along the southeastern edge of Devon Drive N. 42-12 E. 190.2 feet to the point of beginning.

This is the identical property conveyed to the mortgagors herein by deed of Donald E. Baltz, Inc., dated June 22, 1972, and to be recorded in the R. M. C. Office for Greenville County, South Carolina.