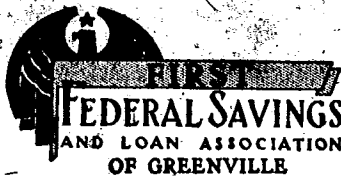


Nov 6 11 40 AM '72

ELIZABETH RIDDLE
R.M.C.



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

W. Smith Batson and Edna M. Batson

(hereinafter referred to as Mortgagor) (SEND(S) CREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of Twenty-Five Thousand Eight Hundred and No/100 ----- (\$ 25,800.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not have a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of One Hundred Eighty-two and 08/100 ----- (\$ 182.08) Dollars each on the first day of each month hereafter, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 29 years after date; and

WHEREAS said 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 days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collateral given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$ 3.00) to the Mortgagor in hand yeld and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 1 of a subdivision known as the Four Seasons as shown on a plat prepared by Jones Engineering Service dated July 20, 1972 and recorded in the R. M. C. Office in Plat Book at Page and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Pilot Road at the corner of other property belonging to Batson, which pin is 700 feet measuring along Pilot Road from the intersection of Patrol Club Road, running thence along the eastern side of Pilot Road N. 18-04 W. 101.7 feet to an iron pin, thence continuing along the eastern side of Pilot Road N. 23-29 W. 75.3 feet to an iron pin, thence across the intersection of Pilot Road and Fairlane Road N. 3 - 29 W. 28 feet to an iron pin on the southeastern side of Fairlane, thence along the southeastern side of Fairlane N. 23 - 21 E. 85 feet to an iron pin at the front corner of Lot # 2; thence along the line of that lot S. 46-39 E. 185.2 feet to an iron pin on the line of the Batson property, thence along the line of that property S. 45-21 W. 182.3 feet to the beginning corner. This being a portion of property conveyed to Mortgagor by Woodrow W. Batson by deed dated October 14, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Volume 830 at page 637. The mortgagor, Edna M. Batson, conveyed an undivided one-half interest in said property to M. G. Batson by deed dated October 15, 1968 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 854 at page 201, and the said M. G. Batson conveyed said undivided one-half interest to the Mortgagor, W. Smith Batson by deed dated March 20, 1972 and recorded in Deed Volume 938 at page 550.