

FILED
GREENVILLE CO. S. C.
79 APR 17 1979
First Mortgage on Real Estate

BOOK 1258 PAGE 624

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHN

DAVID BATSON AND DIANNE BATSON (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of TWENTY-SEVEN THOUSAND SIX HUNDRED FIFTY & NO/100ths ----- DOLLARS

(\$ 27, 650. 00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is Thirty years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, containing 1.31 acres, more or less, as shown on a plat of property of John D. Batson and Dianne Batson prepared by Jones Engineering Service on June 15, 1972, and having according thereto the following courses and distances to-wit:

BEGINNING at an iron pin on the Northwest side of Club View Drive, located 647.7 feet Northeast of Traynham Boulevard, and running thence N. 73-02 W. 300 feet to an iron pin; thence N. 41-42 E. 336 feet to an iron pin; thence S. 23-34 E. 300 feet to an iron pin; thence along said Drive S. 41-42 W. 85 feet to the point of beginning.

THIS conveyance is made subject to any and all restrictions or easements that may appear of record, on the recorded plat or on the premises.

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.