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State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

RICHARD C. BATSON AND FAYE B. BATSON

Hereinafter referred to as Mortgagor (SENDER) GREETINGS.

WHEREAS the Mortgage is well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor) in the full and just sum of FIFTEEN THOUSAND AND NO/100----- (\$ 15,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate, paragraph 9 and 10 of this mortgage provides for escalation of interest rate under certain conditions, said note to be repaid with interest at the rate or rates thereon specified in installments of ONE HUNDRED

THIRTY FOUR AND 96/100----- \$ 134.96 Dollars each on the first day of each month hereafter in advance, 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 20 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 Mortgage, or any stipulations set out in this mortgage, the whole amount due thereon 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 Mortgage may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagee's account for the payment of taxes, insurance, premiums, repairs or for any other purpose.

NOW KNOW ALL MEN That the Mortgagee in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagee's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, 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, being and being in the State of South Carolina, County of GREENVILLE, Bates Township, being shown as as Lot 2 on a Plat of the property of the Estate of Minnie M. Batson prepared by C. O. Riddle, Reg., L. S., said Plat being made in September 1969 and recorded in Plat Book 111 at Page 139 in the R.M.C. Office for Greenville County, South Carolina and having the following metes and bounds, to-wit:

BEGINNING at a point on the southern side of Clear View Drive at the joint front corner of Lots 2 and 3 and running thence S. 22-41 E. 923 feet to an iron pin; thence running N. 71-23 W. 511.6 feet to an iron pin; thence continuing N. 68-31 W. 474.5 feet to an iron pin near the center of Clear View Drive; thence continuing along the center of Clear View Drive N. 28-16, E. 371 feet to an iron pin situated in Clear View Drive; thence continuing N. 61-31 E. 418.6 feet to the point of beginning. This includes the 1.00 acre tract which is shown on the Plat as a part of Lot 2.

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