

MORTGAGE

OCT 27 12 59 PM '77

DONNIE S. TANKERSLEY

THIS MORTGAGE is made this 27th day of October, 1977, between the Mortgagor, Ray B. Batson

(herein "Borrower"), and the Mortgagee, TRAVELERS REST FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 23 S. Main St. P. O. Box 455, Travelers Rest, S. C. (herein "Lender").

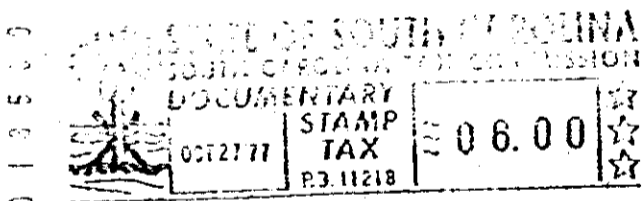
WHEREAS, Borrower is indebted to Lender in the principal sum of Fifteen Thousand and no/100ths .. (\$15,000.00) .. Dollars, which indebtedness is evidenced by Borrower's note dated October 27, 1977 .. (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1997 ..

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville .. State of South Carolina:

ALL that piece, parcel or lot of land located in Bates Township, Greenville County, South Carolina, containing 15 acres, more or less, known as part of Tract 2, being the northern part of what was a 31 acre tract shown on a plat of the D. D. Davenport Estate, and known as the A. P. Southerlin place, made by W. J. Riddle, Surveyor, September 1939, recorded in the RMC Office for Greenville County in Plat Book M, Page 129, and having the following metes and bounds:

BEGINNING at a stake at the corner of lands now or formerly of A. G. New and running thence S. 14 E. 1397 feet, more or less, to the G. & K. Railroad; thence along said Railroad in a westerly direction 1012 feet, more or less, to a point in the line of lands now or formerly owned by Hughes; thence along the Hughes line, N. 25 E. 742 feet, more or less, to a stake; thence N. 37 E. 383 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Margaret Ann Meggs and David Earl Meggs and by deed of Frank P. McGowan, Jr., Master in Equity, both of which were recorded in the RMC Office for Greenville County on October 27, 1977.



which has the address of Route 1, Box 112, Tripp Road, Marietta .. (City) .. S. C. 29661 .. (herein "Property Address"); (State and Zip Code)

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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