

MORTGAGE

THIS MORTGAGE is made this 10th day of February 1978, between the Mortgagor, Robert Michael Batson & Brucie R. Batson, (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Nine Thousand and No/100-- (\$9,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated 2-10-78, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 1988

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 certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being on the northwesterly side of Lake Fairfield Drive, near the City of Greenville, S.C., being designated as Lot No. 78 and a small portion of Lot No. 79, Section 1, on the plat of Lake Forest as recorded in the RMC Office for Greenville County, S.C., in Plat Book GG, page 117, and having according to said plat the following metes and bounds, to-wit;

BEGINNING at an iron pin on the northwesterly side of Lake Fairfield Drive, joint front corner of Lots 77 and 78, Section 1, and running thence along the common line of said lots N 38-53 W 172 feet to an iron pin; thence N 51-0 E 116 feet to an iron pin in the rear line of Lot 79; thence through Lot 79 S 35-01 E 170.1 feet to an iron pin on the northwesterly side of Lake Fairfield Drive; thence along said Drive S 54-14 W 5 feet to an iron pin, joint front corner of Lots 78 and 79; thence continuing along said Drive S 49-40 W 100 feet to an iron pin, the point of beginning.

This is the same property conveyed to Mortgagor by deed of Thayer F. Grumbine dated January 16, 1978 and recorded in the RMC Office for Greenville County in Deed Book 1071 at Page 984.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA, FEBRUARY 10, 1978. BY [Signature]

which has the address of 227 Lake Fairfield Drive Greenville, S.C. 29615 (herein "Property Address");

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 seized 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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