

FILED
GREENVILLE CO. S.C.

MAY 30 9 50 AM '79

MORTGAGE

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THIS MORTGAGE is made this 25th day of May, 1979, between the Mortgagor, Charles L. Batts (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of the State of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

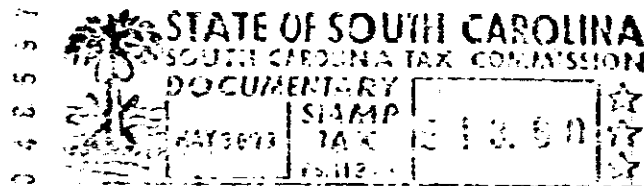
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty Four Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 25, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2008

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 _____, State of South Carolina:

All that piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 125 on plat of Riverdale, recorded in Plat Book KK at page 107 and having such courses and distances as will appear below:

BEGINNING at an iron pin on Riverview Drive at the joint front corner of Lots 125 and 126 and running thence S. 6-55 W. 249 feet to an iron pin, joint rear corner of said lots; thence with the rear line of Lot 125, N. 87-0 E. 85 feet to an iron pin, joint rear corner of Lots 124 and 125; thence with the joint line of said lots, N. 1-11 E. 248.9 feet to an iron pin on Riverview Drive; thence along Riverview Drive, S. 86-25 E. 110 feet to an iron pin, the point of beginning.

Being the same property conveyed by Helen S. Green by deed recorded in Deed Book 1092 at page 643 on November 28, 1978.



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which has the address of Riverview Drive, Greenville, S. C. (Street) (City) (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 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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