WHEREAS,

James Gary Batson

Southern Bank and Trust Company (hereinafter referred to as Mortgagor) is well and truly undebted unto

thereinafter referred to as Mortgageer as evidenced by the Mortgager's promissory note of even date here with the terms of which are incorporated herein by reference, in the sola of

Six thousand four hundred eleven and 00/100------ Dollar \$6,411.00

according to the terms thereof, said note being incorporated herein by reference

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

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 melchted to the Mortgagoe 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 taily paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hep by acknowledged, has granted, but and, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee its successors and issigns.

"ALL that certain piece paccel or lot of land, with all improvements thereon, or Lereafter constructed there in, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, being located approximately two miles east of the Town of Travelers Rest, S. C. containing 1.65 acres, more or less, and according to plat of survey prepared by W. R. Williams, Jr., Engr./Surveyor, dated July 20, 1977, having the following metes and bounds, to-wit:

Beginning at a nail and cap situated approximately 283 feet from a County Road, as indicated on abovementioned plat, and running along line of Batson Road N. 38-48 E. 81.3 feet to a nail and cap; thence still along line of said Barson Road N. 50-21 E. 70 feet to a nail and cap; thence along line of other Batson property S. 44-50 E. 475.8 feet to a corner iron pin; thence still along line of Batson property S. 55-31 W. 161.7 feet to a corner iton pin; thence still along line of Batson property N. 43-45 W. 444 feet to a nail and cap on center line of said Batson Road, being the point of beginning.

This is the same property conveyed to the mortgagor by deed of Flora Batson dated August 19, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1063 at page 492.

The mortgagee's address is: PO Box 544, Travelers Rest, S. C.

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Together with all and singular rights, mendous, here of ments, and in participeness to the sound by one single many way mendous or apportioning and all of the rents, issues, and profits which may one or be ned therefrom, and relianing 10 by the grounders, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner at being the attention of the partie, i.e., a that all 5 ch 5 vior 5 and equipment, other than the usual household furniture, be considered a part of the real estate.

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RTO HAVE AND TO HOLD, all and surganal the said premises that the Meaglige of Steets, six is settless gib, forever,

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