

2 30 PM '80

WERSLEY

MORTGAGE

BOOK 1496 691

THIS MORTGAGE is made this 28 day of February 19.80., between the Mortgagor, George D. Batchelder, Jr. and Ellen G. Batchelder (herein "Borrower"), and the Mortgagee, Carolina National Mortgage Investment Co., Inc. a corporation organized and existing under the laws of State of South Carolina whose address is P.O. Box 10636, Charleston, S.C. 29411 (herein "Lender").

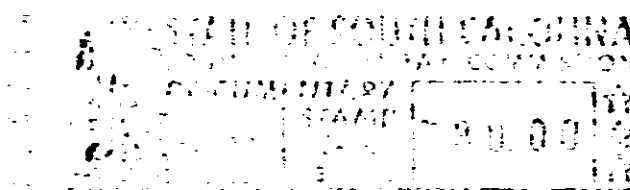
WHEREAS, Borrower is indebted to Lender in the principal sum of SEVENTY FIVE THOUSAND AND NO/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 28, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2010

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 situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 88 of a subdivision known as Pebble Creek, Phase I as shown on plat thereof prepared by Enwright Associates, Engineers, dated October 1973, and recorded in the RMC Office for Greenville County in Plat Book 5-D at Page 2 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Sassafras Drive, joint front corner of Lots 87 and 88 and running thence along the southeastern side of Sassafras Drive, N. 53-12 E. 46.86 feet to an iron pin; thence continuing along the southeastern side of Sassafras Drive, following the curvature thereof, the chord being N. 47-59 E. 50.0 feet, to an iron pin at a corner of Lot 89; thence along the line of that lot, S. 45-35 E. 251.6 feet to an iron pin on Fairway No. 11; thence along the line of Fairway No. 11, S. 47-48 W. 137.35 feet to an iron pin at a rear corner of Lot 87; thence along the line of that Lot, N. 36-26 W. 257.0 feet to the beginning corner.

This is the same property conveyed to the mortgagors by deed of Joseph M. Kee, Jr. recorded July 19, 1977 and by deed of Ellen C. Batchelder to George D. Batchelder, Jr. recorded February 28, 1980.



which has the address of 107 Sassafras Drive, Taylors, S.C. 29687 (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 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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