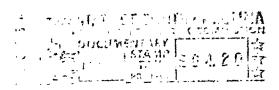
## **MORTGAGE**

THIS MORTGAGE is nick this	12th	day ofMay	
19.80, between the Mortgagor, W. Arnold	Batson and Leigl	h W. Batson	
	. (herein "Borrower")	, and the Mortgagee	
FIDELITY FEDERAL SAVINGS AND LOAN	ASSOCIATION	a corporatio	n organized and existing
under the laws of SOUTH CAROLINA.	, wl	hose address is. 101.	ĘĄST WĄSHINGTOŅ
STREET, GREENVILLE, SOUTH CAROLIN	NA	(he	rein "Lender").

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Gaywood Drive (formerly Piney Ridge Drive) and being known and designated as Lot No. 12 on a plat of property known as PINEY RIDGE recorded in the RMC Office for Greenville County in Plat Book CC at Page 11, and being shown on a more recent plat entitled "Property of W. Arnold Batson and Leigh W. Batson", prepared by Carolina Surveying Company, dated May 12, 1980, and recorded in the RMC Office for Greenville County in Plat Book 22 at Page 55, and having such metes and bounds as shown on the more recent plat, reference to which is hereby made for a more complete description.

THIS is the same property as that conveyed to the Mortgagors herein by deed from Francis C. Fleener and Beatrice B. Fleener recorded in the RMC Office for Greenville County of even date herewith.

THE mailing address of the Mortgagee herein is P. O. Box 1268, Greenville, South Carolina 29602.



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.

SOUTH CAROLINA-1 to 4 Family-6/75-FNMA/FHLMC UNIFORM INSTRUMENT

4328 RV-2