

MITCHELL & ARIALL
MORTGAGE - INDIVIDUAL FORM GR-100 (REV. 1-78) MITCHELL & ARIALL, GREENVILLE, S. C.

*Broadus Ave
Greenville, SC*

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED BOOK 1090 PAGE 570
MORTGAGE OF REAL ESTATE 800-1595 PAGE 233

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Barry R. Batson
(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank
(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Twenty-five Thousand and No/100-----Dollars (\$25,000.00) due and payable in accordance with the terms of the note of even date herewith which are incorporated herein by reference

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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 indebted to the Mortgagee 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 truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL that piece, parcel or lot of land with all buildings and improvements thereon situate, lying and being on the southwestern corner of the intersection of Cornell Court with Gordon Street in Greenville County, South Carolina being known and designated as Lot No. 23 of as shown on a plat entitled CORDELL SUBDIVISION NO. 10 made by C. C. Jones Engineer, dated December, 1952, recorded in the RMC Office for Greenville County, S. C. in Plat Book BB at page 84, reference to said plat is hereby craved for the metes and bounds thereof.

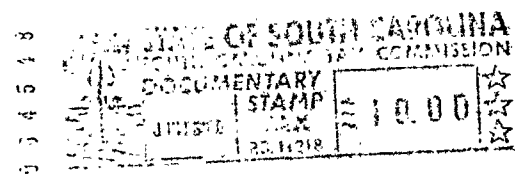
The above property is the same property conveyed to the mortgagor by deed of Dixie Lowe Pressley recorded October 26, 1978 in Deed Book 1090 at page 570.

ALSO; All that piece, parcel or lot of land situate, lying and being on the eastern side of Druid Street in the City of Greenville, Greenville County, South Carolina, being known and designated as Lots Nos. 12 and 13 and the southern half of Lot No. 14, Block E., Stone Estates, as shown on a plat entitled STONE ESTATES prepared by C. M. Furman, Jr., October, 1931, recorded in the RMC Office for Greenville County, S. C. in Plat Book G at page 292 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Druid Street, which pin is 277 feet north of the northeastern corner of the intersection of Druid and Reid Streets, at the joint front corner of Lots Nos. 11 and 12 and running thence with the line of Lot No. 11, S. 78-38 E., 160 feet to an iron pin in the rear line of Lot No. 36; thence with the rear line of Lots Nos. 36, 37 and 38, N. 11-22 E. 62.5 feet to a stake in the center of the rear line of Lot No. 38; thence a new line through the center of Lot No. 14, N. 78-38 W., 160 feet to a stake on the eastern side of Druid Street; thence along the eastern side of Druid Street, S. 11-22 W., 62.5 feet to the point of beginning.

The above property is the same property conveyed to the mortgagor by deed of Frances L. Batson recorded on June 5, 1979 in Deed Book 1104 at page 95.

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Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:
(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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