

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
AUG 21 10 15 AM '80
TO ALL WHOM THESE PRESENTS MAY CONCERN

MORTGAGE OF REAL ESTATE

WHEREAS, GAINES M. BATSON, JR. and RONNIE L. ANNERSLEY
R.M.C.

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 **Thirteen Thousand and No/100** Dollars (\$ 13,000.00) due and payable

In monthly installments of One Hundred Eighty-Six and 51/100 (\$186.51) Dollars commencing October 1, 1980 and One Hundred Eighty-Six and 51/100 (\$186.51) Dollars on the 1st day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Twelve (12) per centum per annum to be paid Monthly

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, and for any other purposes

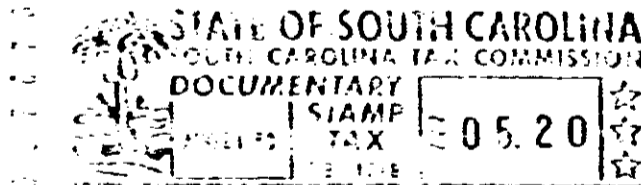
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee, at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee in hand paid and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the mortgage herein has granted, granted, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns

ALL that certain piece, parcel or lot of land with all improvements thereon hereafter designated therein, situated, lying and being in the State of South Carolina, County of Greenville, being shown as Lots Nos. 10, 11, 12, and 13, Section C, on plat of Pinnacle Lake Development, prepared by J. C. Hill, January 18, 1956, recorded in Plat Book KK at Page 99 in the RMC Office for Greenville County, said lots having according to said plat a depth of 150 feet and each being 50 feet wide, and fronting on the eastern side of an unnamed road near Oil Camp Creek Road and waters of Saluda River.

Derivation: Rubin W. Koch, Deed Book 1131, at Page 644, recorded 8-21-80.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

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In addition with all and singular rights, franchises, liberties, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may now or hereafter accrue to and including all heating, plumbing, and heating fixtures now or hereafter installed, connected or fixed thereto, and all other things which are the property of the parties hereto that all such fixtures and equipment, other than the equal household furniture, be included a part of the real estate.

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

The Mortgagee covenants that it will defend and if the premises hereunto be sold the Mortgagee covenants that it has good right and is lawfully entitled to the same and that the premises are free from all liens and encumbrances except as provided herein. The Mortgagee further covenants to insure the premises hereunto for the full amount of the mortgage money, from and against the Mortgagor and all persons whatsoever lawfully claiming the same or any part thereof.

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