

MORTGAGE OF REAL ESTATE

BOOK 1530 PAGE 693

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
GREENVILLE CO. S.C.
JAN 22 3 10 PM '81
DONNIE S. TANKERSLEY
R.M.C.
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, James Gary Batson

(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 Thirty-Five Thousand and 00/100 (\$35,000.00)

Dollars (\$35,000.00) due and payable

in 182 days from date in one payment.

with interest thereon from 1-20-81 at the rate of 13.5 per centum per annum, to be paid. With principal

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 certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, on Batson Road, having according to plat of property of James Gary Batson, by W.R. Williams, Jr., dated 7-20-77, reference to which is craved for a complete description, the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Batson Road at a point 283 feet East of County Road and running thence; N. 38-48 E., 81.3 feet to a nail and cap in center of Batson Road; thence with center of said road N. 50-21 E., 70 feet to a nail and cap, joint front corner of lot of mortgagor containing 1.62 acres; thence with joint line of both lots S. 44-50 E., 475.8 feet to an iron pin; thence S. 55-31 W., 161.7 feet to an iron pin; thence, N. 43-45 W., 444 feet to the point of beginning and containing 1.65 acres.

This being the same property conveyed to Mortgagor herein by deed of Flora W. Batson, dated 8-19-77 recorded in the RMC office of Greenville Couty in book 1093 at page 192.

Mortgagor's address is 128 N. Poinsett Highway, Travelers Rest, S.C. 29690.

"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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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.

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.

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