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# MORTGAGE

THIS MORTGAGE is made this 3rd day of November 1981, between the Mortgagor, Caroline M. Batson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-one thousand nine hundred (\$21,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2001.

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 piece, parcel of lot of land situate, lying and being in the County of Greenville, Greenville Township, State of South Carolina, on the north side of Douglas Drive, being shown as Lot No. 19 on plat of Country Club Estates and being more recently described in a plat of Property of Caroline M. Batson dated 11/27/81, and recorded in the R.M.C. Office for Greenville County in Plat Book 8-W at page 50, and having, according to said more recent plat, the following courses and distances:

BEGINNING at an iron pin on the north side of Douglas Drive, corner of Lot No. 18, and running thence with the line of said lot, N. 23-30 W. 150 feet; thence N. 66-38 E. 50 feet to corner of Lot No. 20; thence with the line of said lot, S. 23-30 E. 150 feet to Douglas Drive; thence with the northern side of Douglas Drive, S. 66-38 W. 50 feet to the beginning corner.

This is the identical property conveyed to the mortgagor herein by deed of James C. Sarratt and Linda G. Sarratt - dated Nov 3, 1981 - and recorded in the R.M.C. Office for Greenville County in Deed Book 1157 at page 797.

The property above described is conveyed subject to all restrictive covenants, setback lines, rights of way and easements of public record and appearing on recorded plat(s).



which has the address of 39 Douglas Drive Greenville, S.C. 29603 (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 seized of the estate her, by 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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