

FILED 1982 S.C. MAY 26 3 55 PM '82 GREENVILLE SHERSLEY

MORTGAGE

THIS MORTGAGE is made this 26th day of May, 1982, between the Mortgagor, Paul O. Batson, III and Joanne E. Batson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of \$6,500.00 Six Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1987;

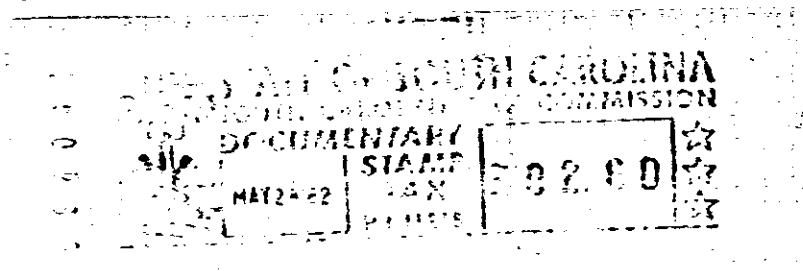
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 or lot of land lying in the State of South Carolina, City and County of Greenville, shown as being on the East side of North Main Street and having the following courses and distances:

BEGINNING at an iron pin on the East side of North Main Street at the northwestern corner of lot now or formerly of W.T. Henderson, being approximately 104 feet 9 inches from the southeastern corner of North Main and Earle Streets and running thence with the Henderson line, S. 70-30 E. 155 feet 5 inches, more or less, to an iron pin at the corner of lot of W.T. Henderson heretofore conveyed by W.W. Stove; thence with the line of said lot, N. 18-54 E. 52 feet 6 inches to lot of Mable L. Stove; thence with the line of Mable L. Stove, N. 70-27 W. 155 feet 5 inches, more or less, to an iron pin on the Eastern side of North Main Street; fifty feet from the corner of East Earle Street and Main Street; thence with the northern side of North Main, S. 19-39 W. 54 feet 9 inches to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Albert O. Matlock and Margaret A. Matlock, and recorded in the RMC Office for Greenville County, on March 11, 1980, in Book # 1121, and page 934.

This is a second mortgage and is junior in lien to that mortgage executed by Paul O. Batson, III and Joanne E. Batson, in favor of Albert O. Matlock and Margaret A. Matlock, which mortgage is recorded in the RMC Office for Greenville County, in Book # 1497, and Page 649.



which has the address of 712 North Main Street Greenville, (Street) (City)

SC 29601 (herein "Property Address"); (State and Zip Code)

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 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.

GC10 -----3 MY28 82 038 4.00.00

4326

4326 RV-2