

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

30
S.C.
BY '82

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DEBORAH B. BATSON (formerly known as Deborah B. Johnson)

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & TRUST COMPANY

(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, TWO HUNDRED FORTY and 92/100--

----- Dollars (\$ 13,240.92) due and payable
according to the terms of the note of even date herewith for which this mortgage stands as security.

with interest thereon from the date hereof at the rate of 18% per centum per annum, to be paid according to the terms of said note

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, being known and designated as Lot No. 6, Sunny Slopes Subdivision, Section One, and according to a plat prepared of said property by C. O. Riddle, Surveyor, February 8, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4R at Page 3, having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Bridwell Road, joint front corner of Lots 5 and 6, and running thence with the common line of said lots, N. 36-42 W. 158.2 feet to a point; thence N. 53-18 E. 146.6 feet to a point; thence S. 23-57 E. 163.7 feet to a point on the edge of Bridwell Road; thence running with said road, S. 54-06 W. 110.2 feet to a point on the edge of said road, the point of beginning.

This is the same property conveyed to John M. Johnson and Deborah B. Johnson by deed of Thomas E. Burns and Sandra B. Burns, dated September 7, 1977, and recorded that same date in Greenville County Deed Book 1064 at Page 324. Thereafter, said John M. Johnson conveyed his interest therein to the mortgagor herein by deed dated July 19, 1982, and recorded in Greenville County Deed Book 1170 at Page 252.

This is a second mortgage, junior in lien to that mortgage given by Thomas E. Burns and Sandra B. Burns to the United States of America, dated September 14, 1973, and recorded that same date in Greenville County REM Volume 1290 at Page 705.

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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 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.

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