

RECORDED
APR 4 3 09 PM '83
DONNIE S. TAYLERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 30th day of March 1983, between the Mortgagor, William James Batson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

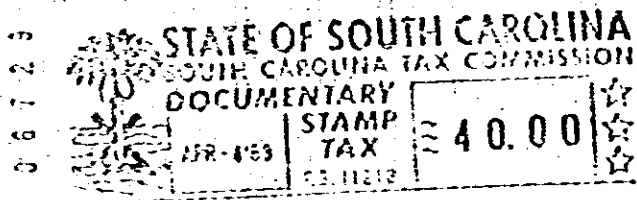
WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 30, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 20, 1989;

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 certain piece parcel or tract of land situate, lying and being on the North side of the Spartanburg-Greenville Super Highway near the Town of Taylors in Chick Springs Township, Greenville County, South Carolina, containing 2.5 acres according to plat made by G. W. Ellis, Surveyor, August 21, 1947 and having according to said plat the following metes and bounds, to-wit:

BEGINNING on the Northwest side of the Spartanburg-Greenville Super Highway at corner of property now or formerly of Ruth Hudson and running thence with said Hudson line, N. 68-1/2 W. 149 feet to an iron pin and still with said Hudson line, N. 4-1/2 E. 118 feet to an iron pin; thence with line of property of H. R. Stephenson, N. 77-3/4 E. 491 feet to an iron pin on the Northwest side of the Super Highway; thence along the Northwest side of said Highway, S. 52-1/4 W. 434.5 feet to the beginning corner.

This is the same property conveyed to the Mortgagor herein by deed of Fannie E. Alewine, et. al. dated the 30th day of September, 1947 and recorded in the Greenville County RMC Office on the 29th day of January, 1949 in Deed Book 372 at Page 3.



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which has the address of 3410 Wade Hampton Blvd. Taylors (City) S.C. 29687 (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 seised 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.

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