

MORTGAGE OF REAL ESTATE -

BOOK 1603 PAGE 62

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S.C. MORTGAGE OF REAL ESTATE  
APR 21 12 55 PM '83  
ALL WHOM THESE PRESENTS MAY CONCERN:  
JOHNNIE S. HARRISLEY  
R.M.C.

WHEREAS, ALVIN F. 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

ONE HUNDRED THOUSAND AND NO/100----- Dollars (\$ 100,000.00 ) due and payable

Four payments in the amount of the accrued interest, each beginning on July 1, 1983 and due the 1st day of each calendar quarter thereafter with a final payment equal to the unpaid balance due one year from date of closing,

with interest thereon from date at the rate of 10.50 \* per centum per annum, to be paid: Quarterly  
\*10.50% initial Rate, Rate to change on the 1st day of each calendar quarter thereafter. The Rate will be equal to the Bank's Prime Rate in effect on the day of each calendar quarter. The  
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, on the eastern side of U. S. Highway No. 25, located about three quarters of a mile above Travelers Rest and according to plat prepared by Terry T. Dill, Surveyor, November 1955, having the following metes and bounds:

BEGINNING at a point on the eastern side of U. S. Highway No. 25, corner of Montgomery land, and running thence S. 31-32 W. 175 feet; thence S. 37-37 W., 170 feet; thence S. 45-19 W., 270 feet; thence S. 51-08 W. 418 feet to the Race Path Road; thence along Race Path Road, N. 76-38 E., 1519.3 feet to a point on Montgomery land; thence along Montgomery land, N. 63-28 W., 849.4 feet to the beginning point, and being the same property conveyed to the said Mortgagor, Alvin F. Batson, deed recorded in Deed Book 904 at page 649, recorded the 21st day of December, 1970.

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.

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX \$ 40.00

400 3 34131A01

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.

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.