

FILED  
GREENVILLE  
JUN 17 1983  
DONNIE S. ...  
R.M.S.

# MORTGAGE

BOOK 1612 PAGE 54

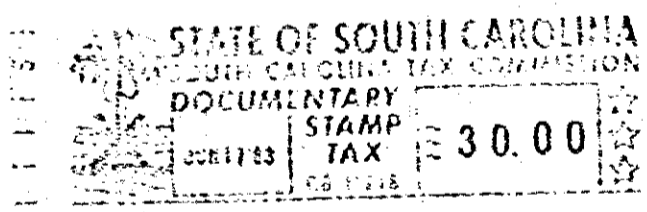
THIS MORTGAGE is made this 15th day of June 1983, between the Mortgagor, W. Arnold Batson and Leigh Batson (herein "Borrower"), and the Mortgagee, G. & S. National Bank, Trustee, a corporation organized and existing under the laws of South Carolina, whose address is 47 Camperdown Way, Greenville, South Carolina 29602 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-five Thousand and 00/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 15, 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 July 1, 1988;

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, with improvements thereon, situate, lying and being on the northeastern side of Hammett Road near the City of Greenville, in the County of Greenville, State of South Carolina, and shown and designated as a tract containing 16.9 acres, more or less, according to a survey prepared by Carolina Surveying Company, dated June 17, 1983, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 9-R at Page 66. Reference to said Plat being craved for a more complete description.

This is a portion of the property conveyed to Mortgagor herein by deed of Richard R. Perdue and Betty J. Perdue recorded in the RMC Office for Greenville County in Deed Book 1074 at Page 430 on the 28th day of February, 1978.



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which has the address of Hammett Road Greenville South Carolina (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 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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