

MORTGAGE - INDIVIDUAL FORM -  
STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

FILED  
GREENVILLE CO S.C.

JUL 25 4 03 PM '83

BOOK 1817 PAGE 648

MORTGAGE OF REAL ESTATE  
DONNIE S. TANNERSLEY  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry R. Batten and Toni T. Batten

(hereinafter referred to as Mortgagor) is well and truly indebted unto Westinghouse Electric Corp.

(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 Forty One Thousand Three Hundred Forty Six and 55/100

Dollars (\$ 41,346.55 ) due and payable  
reference is hereby made to note of even date which terms are incorporated herein by reference

with interest thereon from ~~date~~ <sup>initially</sup> at the rate of 12.25 per centum per annum, to be paid:

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 lot of land with improvements lying on the Southwestern side of Oak Drive in Greenville County, South Carolina, being shown and designated as Lot No. 7 on a Plat of the Property of Henry C. Harding Builders, Inc. made by Campbell & Clarkson, Surveyors, dated July 12, 1967, and recorded in the RMC Office for Greenville County, S.C. in Plat Book PPP, Page 95, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southwestern side of Oak Drive at the joint front corners of Lots Nos. 7 and 8 and running thence with the line of Lot No. 8 S. 37-00 W. 199 feet to an iron pin in the center of a branch; thence with the branch as the line, the following traverse courses and distances, N. 43-55 W. 45.9 feet to an iron pin, and S. 75-08 W. 56.15 feet to an iron pin; thence leaving said branch and running along the line of Lot 6 N. 37-00 E. 228.4 feet to an iron pin on the Southwestern side of Oak Drive; thence along the Southwestern side of Oak Drive S. 53-00 E. 80 feet to an iron pin, the beginning corner.

This being the same property conveyed to the mortgagors by deed of Henry C. Harding Builders, Inc. recorded on November 22, 1967 in Deed Book 833 at Page 246.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
TAX  
\$ 18.58

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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