

1688-209

State of South Carolina

Mortgage of Real Estate



County of GREENVILLE

THIS MORTGAGE made this 2nd day of November, 1984

by James Richard Batson

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329 Greenville, South Carolina 29602

WITNESSETH:

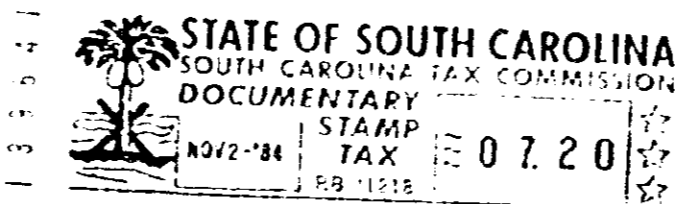
THAT WHEREAS James Richard Batson is indebted to Mortgagee in the maximum principal sum of Twenty Four Thousand and No/100----- Dollars (\$ 24,000.00 ). Which indebtedness is evidenced by the Note of James Richard Batson of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note. (the final maturity of which is November 2, 1986 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 24,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land, together with all buildings and improvements, containing 1.12 acres, more or less, situate, lying and being on the southern side of Johnson Road and the northern side of Ansel School Road, in Greenville County, South Carolina, near the City of Greer, being shown on a plat of the property of Southern Bank & Trust Company, made by Farmer & Simpson, Engineers, dated October 22, 1984, recorded in the RMC Office for Greenville County, S. C. in Plat Book 11-A, page 57, reference to which is hereby craved for the metes and bounds thereof, said property being Tracts Nos. 8 and 9 of the property of the W. C. Chandler Estate, as shown on a plat recorded in the RMC Office for said county and state in Plat Book YY, page 149.

The above described property is the same conveyed to the Mortgagor by deed of Sun Land Properties, Inc., dated November 2, 1984, to be recorded simultaneously herewith.

GCTO -----1 NO. 2 84 038



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

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