

GREENVILLE, S.C.
Nov 26 4 03 PM '84
WHILE C. WATERSLEY
R.M.C.

1691 213

MORTGAGE

THIS MORTGAGE is made this 21st day of November, 1984, between the Mortgagor, Bobby R. Batson and Brenda C. Batson

, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-Eight Thousand Nine Hundred Forty-One & 70/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 1984, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 1994;

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 and lot of land situate, lying and being in the State of South Carolina, County of Greenville and in the First Ward of the City of Greenville and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of Lloyd Street, about 154.6 feet from the north side of Pinckney Street, and running thence S. 36-36 E. 21.3 feet to an iron pin, joint corner of property conveyed by Wilson Glover to Ester C. Banan on November 10, 1925; thence S. 36-36 E. 21.8 feet to a point in a concrete wall, Lena W. Glover's line (iron pin by edge of wall); thence along Lena W. Glover's line N. 53-27 E. 6.07 feet to an iron fence post, rear corner of Lena W. Glover's property; thence still along the line of said Lena W. Glover's property; thence still along the line of said Lena W. Glover's property, S. 52-42 E. 49 feet to an iron pin; thence N. 49-45 E. 7.95 feet to an iron pin, thence N. 52-47 E. 22.7 feet to an iron pin; thence N. 42-47 E. 3.6 feet to an iron pin, thence N. 33-30 W. 88.0 feet to an iron pin on the east side of Lloyd Street; thence along the east side of said Lloyd Street S. 55-50 W. 50.5 feet to the beginning corner.

LESS, HOWEVER, that portion of the above property previously conveyed by Beatrice Suber to Hazel P. Jay by deed recorded in Deed Book 1181 at Page 999, in the RMC Office for Greenville County, S.C., on February 3, 1983.

THIS being the same property conveyed to the mortgagors herein by deed of the Secretary of Housing and Urban Development as recorded in the RMC Office for Greenville County herewith.

which has the address of 306 Lloyd Street Greenville,
(Street) (City)
S.C. (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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1328 (W. 2)