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GREENVILLE, S.C.
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MORTGAGE

THIS MORTGAGE is made this 23rd day of November 1984 between the mortgagors, Harold F. & Carolyn Ann B. Batson (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest, a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Three-Thousand Three-Hundred and no/100 (73,300) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2014

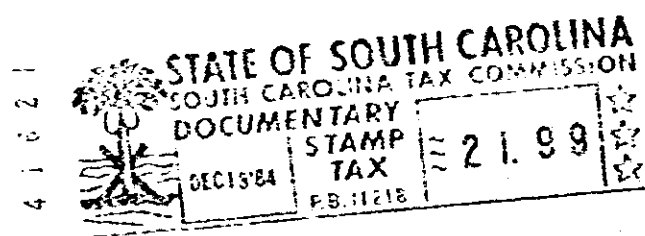
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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:

LEATHERWOOD, WALKER, TODD & MANN

All that 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, in Bates Township, containing 6.49 Acres more or less and being a portion of Tract 4 of W. A. and Ford Batson in Plat Book P at page 143, and having according to plat of Harold Batson and Carolyn B. Batson recorded in Plat Book 4-0, page 174, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of State Park Road at the corner of Carr, which iron pin is 870 feet East of Scenic Drive, and running thence along State Park Road S 77-48 E 139.5 feet to an iron pin; thence continuing with said Road S 73-23 E 525.4 feet to an iron pin; thence S 20-53 W 165.4 feet to an iron pin S 41-53 W 238.6 feet to an iron pin in the center of an old road bed; thence N 62-15 W 81.2 feet to an iron pin; thence N 72-16 W 407.3 feet to an iron pin in the center of Beaver Dam Creek; thence along the center of Beaver Dam Creek the following courses and distances, to-wit; N 20-54 E 111.7 feet to an iron pin, N 30-35 E 149.6 feet to an iron pin; N 13-29 E 124.3 feet to an iron pin; N 6-52 W 102.1 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagors as follows: 0.67 acres in Deed Book 822, page 367, and Deed Book 787, page 139. 5.82 Ac. in Deed Book 1009, page 190.



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which has the address of R-5, State Park Rd., Travelers Rest, S. C. 29690 (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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