

FILED
GREENVILLE CO. S. C.

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LONG, BLACK & GASTON 46 58

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CLUE FINE NORTH
S. C.

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First Mortgage on Real Estate

MAR 15 '77

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

24216

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JAMES L. BATSON

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of

----- Sixty-Seven Hundred and No/100 ----- DOLLARS
(\$ 6700.00), with interest thereon at the rate of six per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement, in writing, the final maturity of which is years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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 certain 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, Greenville Township, on the eastern side of West Decatur Street, being shown as Lots 102 and 103, also a strip of land taken from the rear portion of Lots 116, 117 and 118 as shown on plat of the J. P. Rosarond Property, recorded in Plat Book H at Page 186-187, and being more particularly described as follows:

"BEGINNING at an iron pin on the eastern side of West Decatur Street, at the joint front corner of Lots 103 and 104, and running S. 64-45 E. 188.8 feet to pin in line of lot now or formerly owned by Troy Wadford; thence with line of Wadford property and Packard lot, N. 25-15 E. 120.2 feet to pin; thence N. 64-45 W. 188.7 feet to pin on the eastern side of West Decatur Street; thence with West Decatur Street S. 25-15 W. 120 feet to the point of beginning."

Said premises being the same conveyed to the mortgagor by deed recorded in Deed Book 562 at Page 159 in the RMC Office for Greenville County.

LONG, BLACK & GASTON

REC-506

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