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MITCHELL & ARIAIL  
MORTGAGE - INDIVIDUAL FORM ~~XXXXXXXXXXXXXXXXXXXX~~ GREENVILLE, S. C. *Broadway Ave Greenville, SC*  
STATE OF SOUTH CAROLINA } *12 25 PM '80* MORTGAGE OF REAL ESTATE *BOOK 1505 PAGE 253*  
COUNTY OF GREENVILLE }  
COMMUNITY BANK TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Barry R. Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto Community Bank

(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 Twenty-five Thousand and No/100-----Dollars (\$25,000.00) due and payable in accordance with the terms of the note of even date herewith which are

The above property is the same property conveyed to the mortgagor by deed of Frances L. Batson recorded on June 5, 1979 in Deed Book 1104 at page 95.

PAID & SATISFIED

This 10 Day of Dec, 1980

*Carlye Naylor*  
*Carlye Naylor*

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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