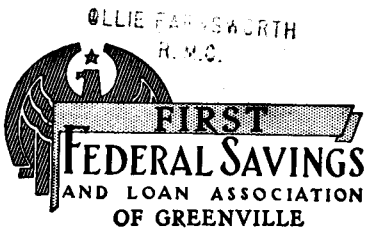


CANCELLED
REGISTER OF DEEDS

Set Book 227 page 1245
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BOOK 1061 PAGE 198



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

We, Donald R. Batson and Carolyn C. Batson, of Greenville County

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

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Twenty-Five Thousand, Six Hundred and No/100----- (\$ 25,600.00) Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of One Hundred Seventy-Two and 87/100---- (\$ 172.87) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 25 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing 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, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 1.83 acres of the property of Jones W. Batson, near the City of Greenville as shown on survey made by R. K. Campbell on March 18, 1967, recorded in the R. M. C. Office for Greenville County in Plat Book RRR at Page 3 and described as follows:

"BEGINNING at a nail and cap at the intersection of Pistol Club Road (now Patrol Club Road) and Pilot Road and running thence along and through the road, S. 52-51 W. 267.85 feet to a point; running thence along Hester property, N. 57-32 W. 324.36 feet to an iron pin; running thence N. 52-52 E. 156.8 feet to an iron pin; running thence S. 57-03 E. 100 feet; running thence N. 52-52 E. 50 feet; running thence N. 52-52 E. 149.1 feet to an iron pin; running thence N. 52-52 E. 23 feet; running thence N. 52-52 E. 28 feet to a nail and cap in the center of road; running thence along the center of Pilot Road, S. 34-03 E. 208.65 feet to the point of beginning; being the same conveyed to us by Jones W. Batson by deed dated March 31, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 817 at Page 397."

ALSO: All that piece, parcel or tract of land in Greenville County, State of South Carolina, containing 0.054 acres, according to a survey of the property of Jones W. Batson, near the City of Greenville, according to a survey made by R. K. Campbell March 18, 1967, and recorded in the R. M. C. Office for Greenville County in Plat Book RRR, Page 3, and described as follows:

"BEGINNING at an iron pin at corner of other property of H. C. Batson, and running thence S. 78-56 E. 126.1 feet to iron pin, and running thence along line of property conveyed by Jones W. Batson to Donald R. Batson and Carolyn C. Batson, S. 52-52 W. 50 feet, and running thence N. 57-03 W. 100 feet to an iron pin, the beginning corner. This property being triangular in shape; being the same conveyed to us by Hosea C. Batson by deed dated March 30, 1967 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 817 at Page 396."