

Greenville, S. C.  
 Greenville, S. C.  
 Greenville, S. C.

**Travelers Rest Federal Savings & Loan Association**

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA  
 COUNTY OF GREENVILLE

} ss:

**MORTGAGE OF REAL ESTATE**  
 (ESCALATOR CLAUSE)

TO ALL WHOM THESE PRESENTS MAY CONCERN:

**Harold F. Batson and Carolyn Ann B. Batson**

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, S. C. (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 **Ten Thousand and No/100**

**DOLLARS (\$ 10,000.00** ), with interest thereon from date at the rate of **nine** per centum per annum, said principal and interest to be paid as therein stated, and

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

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

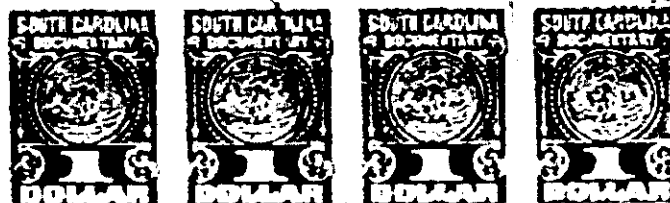
**October 1, 1992.**

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns,

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 A-C, 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. This portion of the property above described is subject to a mortgage to Travelers Rest Federal Savings and Loan Association in the sum of \$11,000.00 as will appear in Mortgage Book 1061, page 430; the remaining 5.82 acres was this day conveyed to the mortgagors by Alice Bayne Batson.



0207

4328 RV-2