

FILED
GREENVILLE S.C.

1803 1985

APR 27 3 31 PM '83

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DONNIE S. HARRISLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RAY B. BATSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF TRAVELERS REST

(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 Thousand and No/100

Dollars (\$ 20,000.00) due and payable
in monthly installments of Two Hundred Fifty-Two and 95/100 Dollars (\$252.95) commencing
May 27, 1983 and Two Hundred Fifty-Two and 95/100 Dollars (\$252.95) on the 27th day of each
and every month thereafter until April 27, 1988, at which time the entire unpaid balance
shall become due and payable.

with interest thereon from date hereof at the rate of --(13%)---per centum per annum, to be paid: Monthly

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 purposes:

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, in O'Neil Township on Robertson Road, and being shown as a 0.7 acre tract of land on a plat entitled "Survey for Ray B. Batson," prepared by Jeffery M. Plumblee, on April 11, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the right of way of Robertson Road, which point is approximately 227.8 feet more or less, from the intersection of Robertson Road and State Park Road, and running thence with said Robertson Road, N. 27-25 E. 23.5 feet to a point; thence still with said road, N. 17-58 E. 29.1 feet to a point; thence still with said road, N. 5-17 W. 39.7 feet to a point, thence still with said road, N. 18-59 W. 55.8 feet to a point; thence turning and running, N. 82-12 E. 154.5 feet to an iron pin; thence turning and running S. 24-03 E. 105.1 feet to an iron pin; thence turning and running S. 20-26 W. 61.0 feet to an iron pin; thence running S. 44-07 W. 72.3 feet to an iron pin; thence turning and running N. 70-36 W. 129.5 feet to the point of beginning.

LESS HOWEVER: That portion of the above described property previously conveyed to William P. Thompson, recorded in Deed Book 956, at Page 191, recorded September 25, 1972, being shown as a 0.19 acre tract of land.

Derivation: Ruby M. Thompson, Deed Book 1187, at Page 186, recorded April 27, 1983.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

SC TO
3 APR 27 83
029

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
STAMP
TAX \$ 08.00
APR 27 1983

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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.