



803:1607 PAGE 233
Documentary Stamps are figured on
the amount financed: \$ 5,442.96

MORTGAGE

THIS MORTGAGE is made this 4th day of April 1983 between the Mortgagor, George T. Batson, Sr. and Julia M. Batson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seven Thousand, Seven Hundred-Five and 20/100 Dollars, which indebtedness is evidenced by Borrower's note dated April 4, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 15, 1988

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that lot of land in Paris Mountain Township, Greenville County, South Carolina, being shown as Lot 18 on plat of property of P.L. Bruce recorded in Plat Book EE at page 22, and being more particularly described according to survey and plat of T.G. Adams, Engineer, dated May 11, 1959, as follows:

Beginning at an iron pin on the southwestern side of Duncan Chapel Road, front corner of Lot 18 and 19 and running thence with line of said lots, S 50-57 W 200 feet to an iron pin; thence N 39-03 W 90 feet to an iron pin; thence N 50-57 E 200 feet to an iron pin on said road; thence with said road, S 39-03 E 90 feet to the beginning.

Being the same property conveyed to the grantor by deed recorded in Deed Book 625 at page 27, RMC of Greenville County.

This property is conveyed subject to restrictions, easements and rights of way of record affecting said property.

This is the same property conveyed by Deed of Eugene Brown unto G.T. Batson, Sr. and Julia M. Batson, dated February 3, 1969, recorded February 3, 1969, in the RMC Office for Greenville County, volume 861 page 350.

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which has the address of 133 Duncan Chapel Road Greenville, South Carolina 29611 (herein "Property Address");

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To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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