

RECORDED
 SEP 11 1984
 Donnie S. Farkner

MORTGAGE

Document No. 1651 Page 72
 the amount loaned is 27,714.04

THIS MORTGAGE is made this sixteenth day of August 1984 between the Mortgagor, James E. Batson

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL BANK, FSB 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 fifty three thousand six hundred ten and 0/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 16, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 16, 1994

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 certain piece, parcel or lot of land in the State of South Carolina, County of Greenville, on the northern side of Jasmine Drive (formerly Douglas Street) near the City of Greenville, and being shown as Lot 10 on a plat of Grand View recorded in Plat Book KK at Page 93, and described as follows:

BEGINNING at a stake on the northern side of Jasmine Drive 708.4 feet east from Washington Avenue at the corner of Lot 9 and running thence with the northern side of said drive N. 72-35 E. 62 feet to a stake at corner of lot 11; thence with the line of said lot N. 17-25 W. 150 feet to a stake in line of Lot 23; thence with the line of Lot 23 and Lot 24 S. 72-35 W. 62 feet to a stake at the corner of Lot 9, thence with the line of said lot S. 17-25 E. 150 feet to the beginning corner.

Being the same property conveyed to the grantor by deed recorded in Deed Book 577 at Page 107.

Grantee to Pay 1957 Taxes.

As a part of the consideration the grantee assumes and agrees to pay the balance due on a mortgage held by H.K. Townes, attorney, in the amount of \$4,500.00 recorded in Mortgage Book 713 at Page 458.

This is the same property conveyed by Deed of James E. Burger unto James E. Batson, dated August 27, 1957 recorded August 27, 1957, in the RMC Office for Greenville County, South Carolina, volume 583 page 100.

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which has the address of 112. Jasmine. Drive, Greenville
 (Street) (City)
SC 29611 (herein "Property Address");
 (State and Zip Code)

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 seised 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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\$ 27,714.04