STATE OF SOUTH CAROLINA :
COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

800: 1546 PAGE 55

3 26 PH '81 TO ALL WHOM THESE PRESENTS MAY CONCERN:

SONG. AT ERSLEY

WHEREAS. James Gary Batson

(hereinafter referred to as Mortgagor) is well and truly indebted unto The Bank of Travelers Rest, a South Carolina Corporation

with interest thereon from even date

at the rate of 13.50%

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, Bates Township, on Batson Road and having, according to plat of property of James Gary Batson, by W.R. Williams, Jr., dated July 20, 1977, the following metes and bounds, to wit.

Beginning at a nail and cap in center of Batson Road, and running thence N. 38-48 E. 81. 3 feet to a nail and cap in the center of said road, thence N. 50-21 E. 70 feet to a nail and cap; thence S. 44-50 E. 26.4 feet to an iron pin; thence, S. 44-50 E. 449. 4 feet to an iron pin; thence S. 55-31 W. 161.7 feet to an iron pin; thence, N. 43-45 W. 444 feet to the point of beginning, containing 1.65 acres according to said plat, reference to which is craved for a more complete description.

The mortgagors address is 128 N. Poinsett Highway, Travelers

Rest, SC 29690.

This being the same property conveyed to Mortgagor herein by deed of Flora Batson dated August 19, 1977, recorded RMC of Greenville County in deedbook 1063 page 492.

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 title thereto shall become vested in any other person or party for any reason whatsoever.

DOCUMENTARY STAMP STAMP

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 such 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 serzed of the premises heireinabove described in ree 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.

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CONTRACTOR