

State of South Carolina)

County of GREENVILLE) FILED Mortgage
SOUTH CAROLINA)

BOOK 1805 PAGE 849

Words Used In This Document

- (A) Mortgage—This document, which is dated MAY 9 2 58 PM '83 May 6, 19 83 will be called the "Mortgage".
- (B) Mortgagor—ANNETTE C. BATSON will sometimes be called "Mortgagor" and sometimes simply "I". "Me", "my", "mine", "myself", and "us" refer to the Mortgagor.
- (C) Lender—The South Carolina National Bank will be called "Lender" and sometimes simply "you". "Your" and "yours" refer to Lender. Lender is a national banking association which was formed and which exists under the laws of the United States of America.
- Lender's address is P. O. Box 969, Greenville, SC 29602
- (D) Note—The note, note agreement, or loan agreement signed by Annette C. Batson and dated May 2, 19 83, will be called the "Note". The Note shows that I have promised to pay Lender
- \$10,416.39 Dollars plus finance charges or interest at the rate of 15 % per year
- _____ Dollars plus a finance charge of _____ Dollars
- which I have promised to pay in full by May 20, 1993
- If this box is checked, finance charges or interest under the Note will be deferred, accrued, or capitalized.
- (E) Property—The property that is described below in the section entitled "Description Of The Property" will be called the "Property".

My Transfer To You Of Rights In The Property

On this date, because you loaned me the money for which I gave you the Note, I mortgage, grant and convey the Property to you, your successors and assigns, subject to the terms of this Mortgage. This means that by signing this Mortgage, I am giving you those rights that are stated in this Mortgage and also those rights that the law gives to lenders who hold mortgages on real property. I am giving you these rights to protect you from possible losses that might result if I fail to:

- (A) Pay all the amounts that I owe you as stated in the Note and any future advances made under Paragraph 17 of this Mortgage.
- (B) Pay, with interest or finance charges, any amounts that you spend under this Mortgage to protect the value of the Property and your rights in the Property.
- (C) Keep all of my other promises and agreements under the Note and/or this Mortgage.
- This Mortgage secures any renewals, extensions, and/or modifications of the Note.

Description Of The Property

- (A) The Property which I mortgage, grant, and convey to you, your successors and assigns, is located in Greenville County and has the following legal description:

ALL that certain piece, parcel or lot of land situate on the southeastern side of Franklin Road, County of Greenville, State of South Carolina, near the City of Greenville, being shown and designated as Lot No. 2 on a plat of Sans Souci Villa, recorded in Plat Book C at Page 131, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Franklin Road, 56 feet in a northeasterly direction from the intersection of Franklin Road and Young Street, and running thence with line of Lot 3, S. 57-25 E. 165 feet 4 inches to stake in line of Lot 4; thence with line of Lot 4, N. 27-30 E. 56 feet 2 inches to pin at the rear corner of Lot 1; thence with line of Lot 1, N. 57-25 W. 160 feet 8 inches to pin on Franklin Road; thence with the eastern side of Franklin Road S. 32-35 W. 56 feet to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of William Mills Batson, III, dated July 11, 1978, and recorded in the Office of the RMC for Greenville County in Deed Book 1083 at Page 255 on January 17, 1978.

This mortgage is second and junior in lien to that certain mortgage given by Mortgagor to South Carolina National Bank recorded in Mortgage The Property also includes the following: Book 1558 at Page 873, original amount of \$27,982.

- (B) All buildings and other improvements that are located on the property described in paragraph (A) of this section;
- (C) All rights in other property I have as owner of the property described in paragraph (A) of this section. These rights are known as "easements, rights and appurtenances attached to the property";
- (D) All rents or royalties from the property described in paragraph (A) of this section;
- (E) All mineral, oil and gas rights and profits, water, water rights and water stock that are part of the property described in paragraph (A) of this section;
- (F) All rights that I have in the land which lies in the streets or roads in front of, or next to, the property described in paragraph (A) of this section;
- (G) All fixtures that are now or in the future will be on the property described in paragraphs (A) and (B) of this section, and, to the extent allowed by law, all replacements of and additions to those fixtures;
- (H) All of the rights and property described in paragraphs (B) through (F) of this section that I acquire in the future; and
- (I) All replacements of and/or additions to the property described in paragraphs (B) through (F) and paragraph (H) of this section.

You, your successors and assigns, are to have and to hold the Property, subject to the terms of this Mortgage.