

Documentary Stamps are figured on the amount financed \$ 11,300.00

MORTGAGE

THIS MORTGAGE is made this 5th day of July 1983, between the Mortgagor, Joseph Fields Batson, Jr. and Rhonda J. 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 Eleven Thousand Three Hundred .. Seventy Five and 40/100 Dollars, which indebtedness is evidenced by Borrower's note dated July 5, 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 July 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northwestern side of Mauldin Circle and being known and designated as Lot No. 13 of Mauldin Meadows as shown on plat thereof recorded in the RMC Office from Greenville County in Plat Book "EE", at page 151 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Mauldin Circle at the joint front corner of Lots Nos. 12 and 13 and running thence along said Circle S. 43-45 W. 80 feet to an iron pin; thence along the joint line of Lots Nos. 13 and 14 N. 46-15 W. 133.8 feet to an iron pin; thence N. 45-25 E. 80.1 feet to an iron pin thence along the joint line of Lots Nos. 12 and 13 S. 46-15 E. 131.9 feet to an iron pin the point of beginning.

This is that same property conveyed by deed of R. C. Herd, Jr. to Joseph Fields Batson, Jr., and Rhonda J. Batson dated March 8, 1977 and recorded March 8, 1977 in Deed Volume 1052 at Page 268 in the RMC Office for Greenville County, SC.

which has the address of 26 Mauldin Circle Route 9 Greenville, SC 29607 (Street) (City) (State and Zip Code) (herein "Property Address").

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 unincumbered, 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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