

GREENVILLE, S.C.

JUL 6 10 54 AM '84

MORTGAGE

10-328589-9

THIS MORTGAGE is made this 2nd day of July, 1984, between the Mortgagor, Harold M. Batson and Patricia C. Batson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Four Hundred Ninty Seven & five cents (10,497.05) Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 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 July ..1990.....;

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 State of South Carolina, County of Greenville, Paris Mountain Township, being known and designated as a portion of Lot 25 of Farr Estates as shown on a plat recorded in the RMC Office for Greenville County in Plat Book L, at Page 131 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Batson Drive at the north-east corner of a lot heretofore conveyed by the grantor to the grantees, the deed thereto being recorded in the RMC Office for Greenville County in Deed Vol. 742 at page 461, and running thence along the northeastern line of said lot, S. 50-50 E. 178.1 feet to an iron pin; thence N. 46-05 E. 51 feet, more or less, to an iron pin on the line of property now or formerly of Hunt; thence along the line of that property, N. 50-50 W. 156 feet, more or less, to an iron pin on the southern side of Batson Drive; thence along the southern side of Batson Drive, S. 70-30 W. 56 feet, more or less, to the beginning corner; being a portion of the property conveyed to me by H. L. Batson by deed dated October 10, 1947 and recorded in the RMC Office for Greenville County in Deed Vol. 321 at page 431.

THIS being the same property conveyed to Harold M. Batson and Patricia C. Batson by deed of Harold M. Batson dated March 24, 1964 and recorded in the RMC Office for Greenville County on March 25, 1964 in Deed book 745 at page 183.

THIS mortgage is junior in lien to a mortgage given to First Federal Savings and Loan Association dated March 24, 1964 and recorded in the RMC Office for Greenville County on March 25, 1964 in Book 953 at Page 238.

which has the address of 116 Batson Drive Greenville,
(Street) (City)
South Carolina 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.

5270 -- 1 JUL 6 84 1336

4.0001