

FIRST FEDERAL SAVINGS & LOAN ASSN. OF SOUTH CAROLINA

BOOK 80 PAGE 456

BOOK 1571 PAGE 328

FILED GREENVILLE CO. S.C. MAY 28 3 55 PM '82

MORTGAGE

THIS MORTGAGE is made this 26th day of May 1982, between the Mortgagor, Paul O. Batson, III and Joanne E. Batson, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, 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 \$6,500.00 Six Thousand Five Hundred and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated May 26, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1987;

139 inches to the beginning corner.

This being the same property conveyed to the mortgagor(s) herein by deed of Albert O. Matlock and Margaret A. Matlock, and recorded in the RMC Office for Greenville County, on March 11, 1980, in Book # 1421, and page 934.

This is a second mortgage and is junior in lien to that mortgage executed by Paul O. Batson, III and Joanne E. Batson, and Albert O. Matlock and Margaret A. Matlock, which mortgage is recorded in the RMC Office for Greenville County, in Book # 1497, and Page 649 of Greenville, S. C. Same As, First Federal Savings and Loan Association of S. C.

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Nancy J. [Signature] Asst. Vice President, December 31, 1982 Witness [Signature]

GREENVILLE CO. S.C. RMC OFFICE DONNIE S. FARMERS APR 12 1983

which has the address of 712 North Main Street Greenville

SC 29601 (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 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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