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USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.
MAY 8 3 42 PM '73
DONNIE S. TAYLOR
R.M.C. MORTGAGE

BOOK 1274 PAGE 844

State of South Carolina }

COUNTY OF GREENVILLE }

To All Whom These Presents May Concern: We, Gary Batson and Linda Batson,

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C., (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of

- - - - - SIXTEEN THOUSAND AND NO/100 - - - - -
DOLLARS (\$16,000.00 - -), with interest thereon from date at the rate of seven and one-half (7 1/2%) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose;

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, being known as Lots 71 and 72 on a plat of Springfield recorded in Plat Book BBB, Page 14, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the north side of Gates Avenue at the joint front corner of Lots 72 and 73 and running thence with the line of said lots, N. 13-26 E. 190 feet; thence N. 75-03 W. 235 feet to a point on Benson Drive; thence with Benson Drive, S. 8 W. 59 feet to bend; thence continuing with Benson Drive, S. 22-15 W. 110.5 feet to curve at the intersection of Benson Drive and Gates Avenue; thence with said curve in a southeasterly direction, 35 feet, more or less, to a point on Gates Avenue; Thence S. 76-50 E. 226.5 feet to the point of beginning.

This property is subject to all restrictions, set back lines, roadways, easements, and rights of way, if any, appearing of record, on the premises, or on the recorded plat.

This is the same property conveyed to mortgagors herein by deed of Homer Styles recorded in Volume 872, Page 119, R. M. C. Office for Greenville County.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.