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DONNIE S. TANKERSLEY  
R.H.C.

**MORTGAGE**

STATE OF SOUTH CAROLINA )  
COUNTY OF Greenville )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE is made by the between the Mortgagor (s)

Oscar C. Batson and Myrtle Batson (herein "Borrower") and the  
Mortgagee First Piedmont Bank and Trust  
Greenville, South Carolina (herein "Lender").

WHEREAS, the Borrower is indebted to the Lender in the sum of Seven Thousand Five  
Hundred Dollars (\$ 7,500.00 ) as evidenced by the Borrower's promissory Note of  
even date herewith (herein "Note") the terms of which are incorporated herein by reference, with principal and interest  
to be paid as therein stated, the unpaid balance of which, if not sooner paid, shall be due and payable on or before  
months  
six (6)/from this date; and

WHEREAS, the Borrower may have borrowed other monies from the Lender (which term as used throughout  
this Mortgage Agreement shall include any Holder) which monies have not been fully repaid and the Borrower may  
hereafter become indebted to the Lender for such further sums as may be advanced to or for the Borrower's account for  
taxes, insurance premiums, public assessments, repairs, or for any other purpose; and

WHEREAS, the Borrower desires and intends to secure any and all of said existing indebtedness and future ad-  
vances and indebtedness by granting to Lender a Mortgage on the real property hereinafter described, which Mortgage  
shall be security for all obligations of the Borrower to Lender in the total principal amount of Seven Thousand  
Five Hundred Dollars (\$ 7,500.00 );

NOW, THEREFORE, KNOW ALL MEN, that the Borrower (jointly and severally if more than one), in considera-  
tion of the foregoing and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Borrower  
in hand well and truly paid by the Lender at and before the sealing and delivery of these presents, the receipt whereof  
is hereby acknowledged, TO SECURE TO LENDER the repayment of: (a) the indebtedness evidenced by the aforesaid  
Note, with interest thereon; (b) 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 (c)  
all other money heretofore or hereafter advanced by the Lender to or for the account of the Borrower and all other  
present or future direct or contingent liabilities and indebtedness of the Borrower to the Lender of any nature whatso-  
ever to the fullest extent allowed by law, and any modifications, extensions, rearrangements or renewals of any of (a)-(c)  
(all hereinafter collectively called the "Obligations"), with the limitation that the total principal amount of said Obligations  
secured hereby shall not exceed the amount specified in the preceding paragraph, together with reasonable attor-  
ney's fees, court costs and expenses of whatever kind incident to the collection of any of said Obligations and the enforce-  
ment of the Mortgage interest created hereby, does hereby mortgage, grant bargain, sell and release unto the Lender,  
its successors and assigns, the following described real estate:

All that 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, about three  
miles from the city of Greenville on the Mountain (Reservoir) Road, being  
Tract No.3 and a portion of Tract No.1 on plat of property of Benjamin  
King recorded in Plat Book 00 at Page 407 and having the following metes  
and bounds, to-wit:

BEGINNING at a point on the east side of Mountain Road, corner property,  
now or formally of Amanda Young and running thence S.27 E.575 feet; thence  
S.27 W. 700 feet; thence S.31-14 W. 58.5 feet; thence S.89 W. 92 feet to  
a point on the east side of Mountain Road; thence with Mountain Road  
N.7-11 E. 50 feet; thence crossing Mountain Road N.87-15 W. 110 feet, more  
or less, to an iron pin; thence approximately N.26 E. 240 feet, more or  
less, to a point of the east side of Mountain Road; thence with Mountain  
Road, approximately N.9-50 E. 980 feet, more or less, to the point of  
beginning. The mortgage premises is further designated as P-25-2-1 on  
the Greenville County Block Book.



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