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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 4th day of June, 1979, between the Mortgagor, Barry R. 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").

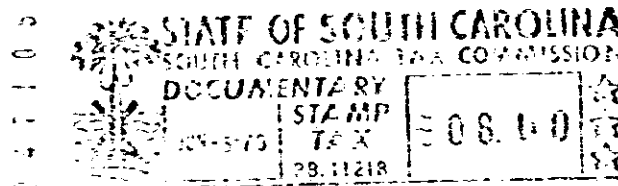
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty Thousand and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 4, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2009.....;

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 piece, parcel or lot of land situate, lying and being on the eastern side of Druid Street, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lots Nos. 12 and 13 and the southern half of Lot No. 14, Block E., STONE ESTATES, as shown on a plat entitled STONE ESTATES, prepared by C. M. Furman, Jr., dated October, 1931, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book G at Page 292 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Druid Street, which pin is 277 feet north of the northeastern corner of the intersection of Druid and Reid Streets at the joint front corner of lots nos. 11 and 12 and running thence with the line of Lot No. 11, S. 78-38 E., 160 feet to an iron pin in the rear line of Lot No. 36; thence with the rear line of Lots Nos. 36, 37 and 38, N. 11-22 E., 62.5 feet to a stake in the center of the rear line of Lot No. 38; thence a new line through the center of Lot No. 14, N. 78-33 W., 160 feet to a stake on the eastern side of Druid Street, S. 11-22 W., 62.5 feet to the point of beginning.

The above property is the same property conveyed to Barry R. Batson by deed of Frances L. Batson recorded May 9, 1979 in Deed Book 1102 at Page 59.



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which has the address of 17 Druid Street Greenville, S. C. (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 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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