



Documentary Stamps are figured on the amount financed. \$45,062.04  
**MORTGAGE**

BOOK 1590 PAGE 900

THIS MORTGAGE is made this 13th day of December 1982, between the Mortgagor, Richard Batson and Alice Batson (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty thousand, seven hundred, forty-four and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated December 13, 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 December 15, 1992

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, lying, being and situate at the northeastern intersection of Williamsburg Drive and Johnson Road, near the City of Greer, County and State aforesaid and being shown and designated as Lots Nos. 12 and 13 on plat of Jamestown Estates, Section I, prepared by John A. Simmons, R.L.S., dated March 27, 1970, said plat being recorded in the RMC Office for Greenville County in Plat Book 4-F at page 25 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Johnson Road, said pin being located S. 85-45 E. 175.3 feet from the joint front corner of Lots Nos. 12 and 13 as shown on the aforesaid plat; thence running along and with the northern side of Johnson Road, N. 85-45 W. 280.3 feet to an iron pin at the northeastern intersection of Johnson Road and Williamsburg Drive; thence with the said intersection N. 40-45 W. 35.4 feet to an iron pin on the eastern side of Williamsburg Drive; thence running along and with the eastern side of said Drive, N. 4-15 E. 88 feet to an iron pin; thence continuing along and with the eastern side of Williamsburg Drive, N. 0-17 E. 87.2 feet to an iron pin; thence S. 85-45 E. 224 to an iron pin at the rear corner of Lot 13 as shown on the aforesaid plat; thence running S. 19-20 E. 218.8 feet to an iron pin, the beginning point.

This is that same property conveyed by deed of Ratterree-James Insurance Agency to James Richard Batson, dated and recorded 7/24/73, in Deed book 979, at Page 729, in the R.M.C. Office for Greenville County, SC.

which has the address of Rt. 7, Johnson Rd., Greer, SC 29651 (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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