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MORTGAGE
THIS MORTGAGE is made this 24th day of October
19_80, between the Mortgagor, Michael R. Batson
Perpetual Federal Savings and Loan Association, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
WHEREAS, Borrower is indebted to Lender in the principal sum of Twenty-four thousand four hundred sixty and no/00 dollars, which indebtedness is evidenced by Borrower's
note dated <u>October 24, 1980</u> , (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid due and payable on <u>November 1, 2010</u>
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 certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, and being shown and designated as 3.06 acres of the 4.06 acre tract of land as shown on plat of "property of Lanta S. and Isabelle J. Adkins, prepared by Terry T. Dill on September 25, 1974 and recorded in The RMC Office for Greenvill County in Plat book 5I at Page 46, and having the following metes and bounds, to-wit:
BEGINNING at an iron pin in the center of Mush Creek Road and running thence S. 17-12 W. 383 feet to an iron pin; thence S. 50-46 E. 193.3 feet to an iron pin; thence N. 49-50 E. 405 feet to an iron pin; thence N. 33-28 W. 238 feet to an iron pin in the center of Mush Creek Road the following courses and distances: N. 87-59 W. 115 feet; N. 76-32 W. 100 feet to the beginning corner.
This is the same property conveyed to the mortgagor by deed of Rex and Juanita Buzzard, to be recorded of even date herewith.
DOCUMENTARY STAMP

which has the address of Route 1, Mush Creek Rd., Travelers Rest

South Carolina (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.

SOUTH CAROLINA - 1 to 4 Family =6-75 - FNMA/FHEMC UNIFORM INSTRUMENT (with amendment adding Face 46)

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SALES AND AND ASSESSMENT

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