

GREENVILLE, S.C.

APR 13 9 06 AM '83

DONNIE S. T. ...  
R.H.C.

**MORTGAGE**

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THIS MORTGAGE is made this twelfth day of April, 1983, between the Mortgagor, LEAH RAY BATSON AND RONALD E. BATSON (herein "Borrower"), and the Mortgagee, POINSETT FEDERAL SAVINGS AND LOAN ASSOCIATION of Travelers Rest a corporation organized and existing under the laws of South Carolina, whose address is 203 State Park Road, Travelers Rest, S. C. 29690 (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Seventeen Thousand and No/100 (\$17,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 12, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1996.

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:

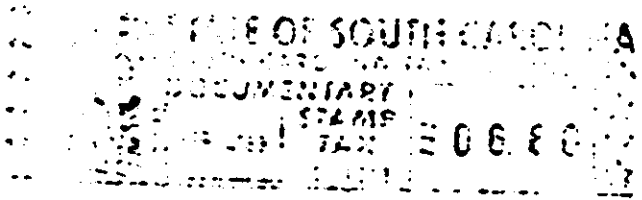
ALL that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown as Lot No. 70 on plat of Cedar Lane Gardens dated August 27, 1955 and recorded in the R.M.C. Office for Greenville County in Plat Book GG, at page 139, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Gardenia Drive, joint front corner of Lots 70 and 71, and running thence with the joint line of said lots, S. 56-41 E. 203.5 feet to an iron pin; thence S. 57-35 W. 138 feet to an iron pin, joint rear corner of Lots 69 and 70; thence with the joint line of said lots, N. 36-37 W. 163.5 feet to an iron pin on the souther side of Gardenia; thence with Gardenia Drive, N. 38-50 E. 70 feet to the beginning corner.

This conveyance is subject to recorded rights-of-way for the installation and maintenance of public utilities, and to restrictions and protective covenants recorded in the R.M.C. Office for Greenville County in Vol. 535 at page 109.

This being the same property that was conveyed to the mortgagor by William J. Hamilton as recorded in Deed Book 1186 at Page 277 on the 13<sup>th</sup> day of April, 1983.

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which has the address of Lot 70, Gardenia, Greenville, South Carolina (Street) (City) 29611 (State and Zip Code) (herein "Property Address");

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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".

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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.

RECORDED

[Redacted]

[Redacted]

[Redacted]

RECORDED