



FILED
 REAL ESTATE MORTGAGE
 S.C.
 APR 5 3 10 PM '82
 HERSLEY
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THE STATE OF SOUTH CAROLINA
 COUNTY OF Greenville

This Mortgage is made this 31st day of March, 1982, between
 Mortgagor(s) William L. and Teresa S. Batson (herein "Borrower"), and
 the Mortgagee, Finance America Corporation, a corporation organized and existing under the laws of South Carolina whose address is
P. O. Box 6020, Greenville, South Carolina 29606 (herein "Lender").

Whereas, Borrower is indebted to Lender in the principal sum of 29347.58
 Dollars, which indebtedness is evidenced by Borrower's note dated March 31, 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 April 7, 1992.

To secure to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon, together with all extensions, renewals or modifications
 thereof, 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, 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, with all improvements thereon, or
 hereafter constructed thereon, situate, lying and being in the State of

- (i) the creation of liens or other claims against the Property that are inferior to this Mortgage, such as other mortgages, materialman's liens, etc.;
- (ii) a transfer of rights in household appliances, to a person who provides the Borrower with the money to buy these appliances, in order to protect that person against possible losses;
- (iii) a transfer of the Property to surviving co-owners, following the death of a co-owner, when the transfer is automatic according to law; and
- (iv) leasing the Property for a term of three (3) years or less, as long as the lease does not include an option to buy.

6. Warranties. Borrower covenants with Lender that he is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is
 marketable and free and clear of all incumbrances, and that he will warrant and defend the title against the lawful claims of all persons whomsoever, except for
 the exceptions hereinafter stated. Title to the Property is subject to the following exceptions:

AP-5 82 239

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 GREENVILLE
 JUN 17 10 54 AM
 DONNIE STARKER
 CLERK
 STATE OF SOUTH CAROLINA
 DEPARTMENT OF REVENUE
 DOCUMENTARY STAMP
 1176

PAID 34309
 Finance America Corporation
 5/20/83
 DATE
 JUN 17 1983
 BY: Finance America Corp
Thomas E. Wey
Michael R. Huntington
Jacqueline D. Crow
 Witness

Form 049-2256 11/81
 ATTORNEY
 DONNIE STARKER
 ECTO

