

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, John P. Batson, of the City of Greenville, County of Greenville, State of S. C.,

SEND GREETINGS:

WHEREAS I, the said John P. Batson

in and by my certain promissory note, in writing, of even date with these presents, am well and truly indebted to FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., in the full and just sum of Six Hundred & No/100

(\$ 600.00) Dollars,

with interest at the rate of (6%) per centum per annum, to be repaid in installments of Ten & No/100

(\$ 10.00) Dollars upon the first day of each and every calendar month hereafter until the full principal sum, with interest has been paid; said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a reasonable attorney's fee, besides all costs and expenses of collection to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind.

NOW, KNOW ALL MEN, That I, John P. Batson, the said

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said John P. Batson in hand well and truly paid by the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., the following described property, to wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville,

in Chick Springs Township, near the Furman-Hall Road, and being a portion of Tract No. 4 of the J. C. Hall property, as shown on plat made by R. E. Dalton in December, 1916, and being more fully described as follows:

Beginning at an iron pin, corner of Ella Francis lot, in line of E. B. Foister lot; thence along said line S. 53-40 E. 231 feet to iron pin, rear corner of Foister lot; thence N. 6-30 E. 383 feet to stone; thence N. 53-00 W. 145 feet to iron pin, corner of lot formerly owned by J. W. and B. L. Parham; thence S. 28-15 W. 80 feet to an iron pin, corner of lot formerly owned by J. W. Parham (in line of Daniel Greene lot); thence S. 53-40 E. 55 feet to iron pin, rear corner of the Greene lot; thence S. 28-15 W. 250 feet along rear line of Greene lot and Ella Francis lot to the beginning corner; being the same property conveyed to John P. Batson by Flora Ethel Parham by deed of even date, recorded herewith.

Also a right of way over the a strip of land 10 feet in width and 300 feet along, being the southern boundary portion of the Ella Francis lot to be used as a means of ingress and egress to the lot hereinabove described, which right of way was conveyed to John P. Batson by Ella Francis and A. E. Parham by deed dated June 18, 1942, recorded herewith.