



State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Ella R. Batson, of Greenville County, SEND GREETING:

WHEREAS, I the said Ella R. Batson

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Four Thousand and No/100 - - - - - (\$ 4,000.00 )

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

Forty and No/100 - - - - - (\$ 40.00 ) Dollars upon the first

day of each and every calendar month hereafter in advance, 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 ten (10%) per centum attorney's fee beside 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 (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Ella R. Batson

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, ac-

ording to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Ella R. Batson

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 Greenville Township, on Dykeson Street between Franklin Road and Darlington Avenue in the Ethel Y. Perry Subdivision situate in the Sans Souci section about three miles north of the City of Greenville, being known and designated as Lot No. 25 on plat of said property recorded in the office of the Register of Mesne Conveyance for said county and state in Plat Book "R" at page 127, and having the following lines, courses and distances:

"BEGINNING at an iron pin on the northern edge of a 5 foot sidewalk running along Dykeson Avenue, joint front corner of Lots Nos. 25 and 26; thence along the northern edge of said sidewalk, N. 78-30 W. 54.2 feet to an iron pin, joint front corner of Lots 24 and 25; thence along the eastern line of Lot No. 24, N. 14-11 E. 133.15 feet to an iron pin, joint rear corner of Lots Nos. 24 and 25; thence along the rear line of Lot No. 23, S. 80-03 E. 42.2 feet to an iron pin, joint rear corner of Lots Nos. 25 and 26; thence along the western line of Lot 26, S. 9-08 W. 134.2 feet to an iron pin, the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by J. Lewis Rhodes by his deed dated May 17th, 1952 and recorded in the R. M. C. office for Greenville County in Vol. 456, at page 221."