



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Edith M. Batson, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREEN-

VILLE, in the full and just sum of Four Thousand, Four Hundred, Fifty and No/100 - - - -

(\$ 4,450.00) Dollars, with interest at the rate specified in said note, to be repaid in installments of

Forty-Four and 50/100 - - - - - (\$ 44.50)

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/we, the said mortgagor(s) 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, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) 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, and in Fairview Township, located on the West side of State Highway No. 2 just south of the Town of Simpsonville, and on the East side of the C. & W. C. Railway Tracks, and being more particularly described as follows:

TRACT #1: BEGINNING at an iron pin on the west side of said highway at corner of land of Ernest White, and running thence along said highway, N. 1-39 W. 191.7 feet to an iron pin 31 feet from center of said highway and on line of land now or formerly owned by M. L. West; thence along his line, N. 62-45 E. 425 feet to an iron pin in a road; thence along said road, S. 80-10 W. 36.4 feet to an iron pin 17 feet from center of the C. & W. C. Railroad; thence along a line 17 feet from center of said railroad, and parallel with same, S. 7-17 E. 300 feet to a bend; thence S. 12-42 E. 268.5 feet to an iron pin; thence N. 61-15 E. 380.5 feet to the beginning corner, and containing 3.34 acres, more or less.

TRACT #2: BEGINNING at a point in the Greenville and Laurens road on line of Miss Nannie McAlister lands, and running thence along side road, S. 55-10 W. 380 feet to an iron pin; thence S. 80-10 W. 60 feet to an iron pin; thence S. 62-45 E. 456 feet to a point in said Greenville and Laurens Road; thence along the center of said Road, N. 0-45 W. 438 feet, more or less, to the beginning, containing 1.85 acres, more or less.

TRACT #3: BEGINNING at an iron pin on the west bank of highway, corner of lot formerly belonging to W. G. Adair (now owned by Mrs. Loma Hopkins), and running thence along the Adair line, S. 61-15 W. 347 feet to iron pin 17 feet east from the center of the C. & W. C. Railroad Track; thence N. 16-34 W. 122 feet to iron pin 17 feet from center of Railroad; thence along line of lands now belonging to the grantor, N. 61-15 E. 380.5 feet to the beginning corner, containing 1 acre by plat of survey made by W. J. Riddle, Surveyor, August 9, 1940. Being the same tracts conveyed to me by J. W. Alexander by deed dated October 26, 1946 and recorded in the R. M. C. office for Greenville County in Vol. 301, at page 276.