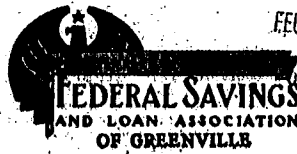


FEB 13 12 50 PM 1961



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Eugene L. 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 GREENVILLE, in the full and just sum of Three Thousand, Six Hundred and No/100 - (\$ 3,600.00) Dollars (or for future advances which may be made hereunder at the option of said Association, which advances shall not exceed the maximum amount stated herein and shall be evidenced by a subsequent promissory note or notes secured hereby), said note to be repaid with interest at the rate specified therein in installments of

Thirty-Six and 07/100 - - - - - (\$ 36.07) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest, has been paid, such monthly payments to be applied first to the payment of interest, computed monthly on the unpaid principal balances, and then to the payment of principal. The last payment on said note, if not paid earlier and if not subsequently extended, will be due and payable 12 years after date. The note further provides 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, become immediately due and payable, and the holder 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, in Greenville Township, and better known and designated as Lot No. 3 in Section J in the property known as Woodville Heights, plat of which was made by W. J. Riddle, Surveyor, December, 1940 and recorded in Plat Book L at pages 14 and 15 in the R. M. C. Office for Greenville County, S. C., to which plat and record thereof reference is hereby made. According to said plat said lot has the following measurements, to-wit: 100 feet along Spruce Street, 154.9 feet along the line of Lot No. 4, 99.7 feet at the rear of the lot, 155.8 feet along the line of Lot No. 2. For a replatting of said original plat shown in Plat Book L, at pages 14 and 15, see Plat Book K, at page 273 as recorded in the R. M. C. office for Greenville County.

Being the same property conveyed to Clyde Batson and Willie H. Batson by Forney M. Huffman and Suddie Allen Huffman by deed dated March 17, 1949 and recorded in Deed Vol. 375, at page 481. The said Willie H. Batson died intestate on Nov. 28, 1955, leaving as her sole heirs her husband, Clyde Batson, and her son, Eugene L. Batson. This more fully appears in the probate of her estate filed in the office of the Probate Judge in Apt. 728, File 5. Subsequently, on October 22, 1959, Clyde Batson died intestate, at which time his interest in the within property descended to his second wife, Etta Mae Davis Batson, and his son, Eugene L. Batson. This more fully appears in the record of his estate filed in the office of the Probate Judge in Apt. 721, at File 4. The interest the said heirs acquired from Clyde Batson, deceased, was sold at public auction, the sale being in aid of assets as more fully appears by order of Honorable Ralph W. Drake, Judge of Probate, which order is filed in Apt. 721, at File 9. The mortgage herein acquired the total interest in the above described property by bidding in said property at public sale and securing a deed to said property given by the Honorable Ralph W. Drake, Probate Judge.

REVISED 10-1-57
WITSELL PRINTING CO.

PAID, SATISFIED AND CANCELLED
First Federal Savings and Loan Association
of Greenville, S. C.

J. K. Riddle
Vice-President
1962
Witness *Patricia T. Collins*

SATISFIED AND CANCELLED OF RECORD

3 DAY OF May 1961
Ellie Jarnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:39 O'CLOCK A. M. NO. 26577