

McKay
FILED
GREENVILLE CO. S. C.

The State of South Carolina,

COUNTY OF GREENVILLE

ELIZABETH RIDDLE
R.M.C.

The South Carolina National Bank of Charleston, Trustee for the Estate of L. L. Bates, deceased; Lewie L. Bates, Jr.; and Martha Ann Bates Mace

SEND GREETING:
The South Carolina National Bank of Charleston, Trustee for the Estate of L. L. Bates, deceased; Lewie L. Bates, Jr.; and Martha Ann Bates Mace given by Lewie L. Bates, Jr.

hereinafter called the mortgagor(s) in and by a certain promissory note in writing, of even date with these presents, are well and truly indebted to The South Carolina National Bank of Charleston (Greenville, South Carolina Branch)

hereinafter called the mortgagee(s), in the full and just sum of

FIFTY-FOUR THOUSAND AND NO/100-----DOLLARS (\$ 54,000.00), to be paid

in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of eight----- 8 per centum per annum, said principal and interest being payable in monthly

installments as follows

Beginning on the 6 day of August, 1972, and on the 6 day of each month of each year thereafter the sum of \$ 451.69, to be applied on the interest

and principal of said note, said payments to continue up to and including the 6 day of June

1972, and the balance of said principal and interest to be due and payable on the 6 day of July

1972, the aforesaid monthly payments of \$ 451.69 each are to be applied first to

interest at the rate of eight (8 %) per centum per annum on the principal sum of \$ 54,000.00 or

so much thereof as shall from time to time, remain unpaid and the balance of each monthly payment

shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as herein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That 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 mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The South Carolina National Bank of Charleston (Greenville, South Carolina Branch), its Successors and Assigns, forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the city of Greenville, county of Greenville, state of South Carolina, on the southeast side of Blair Street, and being more particularly described according to a plat entitled Property of L. L. Bates Estate dated January 7, 1972 made by Campbell & Clarkson Surveyors, Inc., recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 40, Page 10, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Blair Street, which point is the northeast corner of said property being mortgaged herein, and which point is also 181 feet more or less southwest of Laurens Road and runs thence along the line of other property of Bates Estate S. 26-55 E. 200 feet to an iron pin; thence S. 61-40 W. 75 feet to an