

THE STATE OF SOUTH CAROLINA,  
COUNTY OF Guernsey

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

WHEREAS, I, the said A. B. Batt  
in and by my certain note in writing, of  
even date with these presents, well and truly indebted to

James M. Richardson  
in the full and just sum of Forty Five Hundred (\$4500.00)  
Dollars, to be paid on demand

with interest thereon from date at the rate of 7% per cent. per annum to be  
computed and paid monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or  
interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may  
sue thereon and foreclose this mortgage, said note further providing for an attorney's fee of ten percent

besides all costs and expenses of collection, to be added to  
the amount due on said note, 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 the said note, reference  
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I the said A. B. Batt  
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

James M. Richardson  
according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said  
A. B. Batt

in hand well and truly paid by the said  
James M. Richardson  
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 James M. Richardson

All that certain parcel or lot of land situate in  
the town of Fountain Inn, County and State aforesaid,  
containing seven tenths (7/10) of an acre, more or  
less, located on Western Street, bounded by lands of  
J. A. Adams, Mrs. Annie Kellitt and others, and being  
the same lot conveyed by Mrs. Annie Kellitt, and  
others, and being the same lot conveyed by Mrs.  
Annie Kellitt, October 29, 1907, to Sarah Rader  
and by said Sarah Rader, conveyed to J. B. Nash  
on March 17, 1909, said deeds having been recorded  
in the office of the Register of Mesne Conveyances for  
said State and County on April 4, 1908, in Deed  
Book W. W. W. at page 1513, and on December 7, 1909,  
in Deed Book No. 5 at page 212, respectively, and  
being the same conveyed to me this day by J. S.  
Nelson. It is understood and agreed that this  
obligation is made to secure and indemnify against  
any loss or damages he may suffer by reason of  
his having become a surety upon a bond of  
myself as guardian for my children