

To All Whom These Presents May Concern:

L. L. BATES SENDS GREETING:
Whereas, I, the said L. L. Bates
hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to Florence R. Cruikshank
hereinafter called the mortgagee(s), in the full and just sum of Forty-five Hundred & no/100 - - - -
DOLLARS (\$ 4,500.00), to be paid
one year from date

, with interest thereon from date
at the rate of five (5%) percentum per annum, to be computed and paid
quarterly 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; 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 his 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 mortga-
gor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mort-
gage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, 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 con-
sideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mort-
gagee(s) at and before the signing of these Presents, the receipt wherof is hereby acknowledged, have granted, bargained, sold and
released and by these Presents do grant, bargain, sell and release unto the said Florence R. Cruikshank,
her heirs and assigns, forever:

All that certain piece, parcel or lot of land with the buildings
and improvements thereon situate, lying and being on the South side of
Blair Street (formerly Rhodes Street), being shown as a portion of Lots
4 and 5 on plat of the property of L. L. Bates made by Dalton & Neves,
Engineers, June 1939, and having according to said plat the following
metes and bounds, to-wit:

BEGINNING at an iron pin on the South side of Blair Street (form-
erly Rhodes Street) in the front line of Lot 5, said pin being 275 feet
West from the Southwest corner of the intersection of Laurens Road and
Blair Street, and running thence along the South side of Blair Street,
S. 61-40 W. 90 feet to an iron pin in the front line of Lot 4; thence
S. 28-20 E. 75 feet to an iron pin; thence N. 61-40 E. 90 feet to an
iron pin; thence N. 28-20 W. 75 feet to the beginning corner.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging,
or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators,
heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and
other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and
such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building,
similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe
connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part
of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming
by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to
be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) her heirs, successors and
Assigns. And I do hereby bind myself, my Heirs, Successors,
Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) her
heirs, successors and Assigns, from and against the mortgagor(s), my Heirs, Successors, Executors, Administrators and
Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Paid in full and satisfied, this 6th day of April 1949.
Florence R. Cruikshank
Witnesses:
Margaret H. Spencer
R. P. Austin
By The First National Bank of Greenville, S.C.
Attorney-in-Fact.
By C. M. Raffney, Jr.
Asst. Inst. Officer.
6 April
Ollie Jamworth
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