

APR 2 11 10 AM 1952 BOOK 226 PAGE 411



FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE

THE FARMERS' TRUST R.M.C.

State of South Carolina }

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Jack B. Batson, of Greenville County, SEND GREETING:

WHEREAS, I the said Jack B. Batson

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to **FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE**, in the

full and just sum of Four Thousand, Eight Hundred and No/100 - - (\$ 4,800.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in instalments of

Forty and No/100 - - - - - (\$ 40.00) 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, the said Jack B. Batson

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**, ac-

cording to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Jack B. Batson

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, Chick Springs Township, about one mile north from Chick Springs, lying on the east side of the St. Mark Road, being bounded on the north by lot of Henry Kelly, on the east by lands of W. B. Williams, on the south by other property of J. B. Batson, and on the west by the said road, and being a part of the same property that was conveyed to J. B. Batson by deed from M. M. Ayers January 21st, 1941, recorded in the office of the R. M. C. for Greenville County in Deed Book 230 at page 73, and having the following courses and distances, to-wit:

"BEGINNING on a point in the said St. Mark Road, joint corner of the Henry Kelly lot, (iron pin on the Kelly line at 13 feet), and runs thence with the said road, S. 22-30 E. 124 feet to a point in the said road; thence a new line, N. 70-00 E. 13 feet to an iron pin on the east bank of the road; thence continuing with the same course for a total distance of 459.9 feet to an iron pin on the W. B. Williams line; thence with the said line, N. 48-15 W. 170.3 feet to an iron pin, joint corner of the Williams land and Henry Kelly lot; thence with the Henry Kelly line, S. 65-55 W. 389.4 feet to the beginning corner, containing one and thirty-four one-hundredths (1.34) acres, more or less, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same tract of land conveyed to me by