

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

I, Marvin T. Batson -

SEND GREETING:

WHEREAS, I the said Marvin T. Batson

in and by my certain promissory note in writing of even date with these Presents, well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Twenty-five Hundred & no/100 - (\$ 2500.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Forty & no/100 - (\$ 40.00) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with 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 said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Marvin T. Batson, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor— in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, O'Neal Township, lying on the east side of State Highway No. 23-156 and bounded on the north by land of Hugh Waters and south and east by other land of Eugene Batson and containing one acre, more or less having the following metes and bounds:-

BEGINNING at a point in center of Highway at Hugh Waters' line and running thence S 51-00 E 234.2 feet to an iron axle; thence with a new line S 44-40 E 212 feet to iron pipe; thence N 48-00 W. 225 feet over iron pipe to center of highway; thence N 42-00 E 200 feet to beginning.

Less however a 20 foot wide strip on the north side of above.

This is the same property conveyed to me by Eugene Batson by deed dated September 12, 1955, recorded in R. M. C. Office for Greenville County in Vol. 536, page 217.

[Handwritten notes and signatures at the bottom of the page, including "Marvin T. Batson" and "Eugene Batson" and some illegible scribbles.]