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State of South Carolina,

COUNTY OF GREENVILLE

MAR 31 4 17 PM '59
GREENVILLE CO. S.C.
LOVE & THORNTON
R.M.C.

To all Whom These Presents May Concern:

I, Douglas Batson

SEND GREETING:

Whereas, I the said Douglas Batson

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to South Carolina National Bank of Charleston, at Greenville, S.C. as Trustee for John W. Arrington Foundation

in the full and just sum of Twenty-Two Hundred and No/100 (\$2200.00) Dollars

, to be paid in monthly installments of \$16.00 each on the 18th day of each month hereafter, said payments to be applied first to interest and then to principal until paid in full; with full privilege of anticipating all or any part of the unpaid balance at any time.

, with interest thereon from date at the rate of Three (3%) per cent. per annum, to be computed and paid monthly

until paid in full; all interest not paid when due to bear interest at 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 (10%) per cent. of the amount due thereon, besides 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 the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successors ^{in office} ~~and~~ Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Bates Township, Greenville

County, State aforesaid, on the South side of the McElhaney Road in the Town of Travelers Rest being shown as lot # 1 on Plat Made by W.A. Hester on April 5, 1933, and described as follows:

BEGINNING at an iron pin on the South side of said McElhaney Road and running thence S. 33 E. 430 feet to iron pin; thence N. 33-3/8 E. 87 feet 1 inch; thence N. 33 W. 430 feet to McElhaney Road; thence with the said McElhaney Road 80 feet to the beginning corner. Being the same premises conveyed to the mortgagor by R.E. Benson by deed to be recorded herewith.

It is distinctly understood and agreed that, at the option of the mortgagee, this mortgage shall become due and payable forthwith if the mortgagor shall convey away said property, or if the title shall become vested in any other person in any manner whatsoever other than by death of the mortgagor.

It is further covenanted and agreed that the mortgagor will pay all taxes and assessments when due and that his failure to do so shall constitute a default, or at the option of the mortgagee, the mortgagee may pay said taxes and assessments and all sums so advanced shall become a part of the mortgage debt secured by this mortgage and shall bear interest from date of advancement at the same rate as principal.

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

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its successors in office ~~and~~ Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors ~~in office~~ and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.

Paid in full and satisfied this 27th day of Nov. 1959. S.C. National Bank, Greenville, S.C. a trustee for John W. Arrington Foundation. R.E. Benson

RECORDED AND CANCELLED OF RECORD
25 DAY OF March 1959
Ollie J. ...
FOR GREENVILLE COUNTY, S.C.
4-1-59 2656