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STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

FILED
GREENVILLE S.C.
CLERK OF COURTS

To All Whom These Presents May Concern:

WHEREAS I, J. W. Bates

well and truly indebted to

C. Douglas Wilson, Inc.

in the full and just sum of Seven Thousand and No/100 (\$7,000.00)-----
Dollars, in and by my certain promissory note in writing of even date herewith, due and payable
on the day of 19
to be paid at the rate of \$50.00 per month for fifty nine payments and then final
payment of the remaining balance

with interest
from one months from date at the rate of six (6%) per centum per annum
until paid; interest to be computed and paid monthly and if unpaid when due to
bear interest at same rate as principal until paid, and I have further promised and agreed to pay ten per
cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said J. W. Bates

in consideration of the said debt and sum of money
aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and
also in consideration of the further sum of Three Dollars, to me in hand well and truly paid at and before
the sealing and delivery 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
C. Douglas Wilson, Inc., their successors and assigns:

ALL that piece, parcel or lot of land in Cleveland Township near River
Falls, on the Middle Saluda River, containing 1.25 Acre, more or less,
and being known and designated as a part of the J. C. Ragsdale Estate,
a plat of which was made by G. A. Ellis, Surveyor, June 27, 1937, and
having according to a plat made by H. T. Corn, Surveyor, April 3, 1952,
the following metes and bounds:

BEGINNING at a point in the center of the Middle Saluda River, common
corner with property of Benjamin G. Bowie and Etta V. Bowie, and running
thence through the center of the Middle Saluda River, 270 feet to a point;
thence N. 73°30' E. 275 feet to an iron pin; thence S. 84° E. 133 feet to a point;
thence continuing S. 84° E. 25 feet more or less to the center of the Stansell
Road; thence through the center of the Stansell Road 214 feet more or less to
a point; thence S. 30° E. 118 feet to a point in the center of the Middle Saluda
River, the point of beginning.

This property is subject to all easements and rights of way for roadways,
water lines, electric lines, telephone lines and other easements across the
said property.

This property was conveyed by the Mortgagee to the Mortgagor herein
by deed of even date and this mortgage is given to secure a portion of the
purchase price of said property.