

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

THE STATE OF SOUTH CAROLINA, }
County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

FURMAN UNIVERSITY

SENDS GREETING:

Whereas, the said Furman University
in and by its certain promissory note in writing, of even date with these presents, is
well and truly indebted to L. T. Batson

in the full and just sum of SIXTY-FIVE HUNDRED (\$6,500.00)

as follows: Fifteen Hundred (\$1,500.00) Dollars on February 1, 1939, Twenty-five Hundred (\$2,500.00) Dollars on February 1, 1940 and Twenty-five Hundred (\$2,500.00) Dollars on February 1, 1941.

with interest thereon from date at the rate of 5% per centum per annum, to be computed and paid semi-annually

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, 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 mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that the said Furman University

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said L. T. Batson

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Furman University
in hand well and truly paid by the said L. T. Batson

at and before 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

L. T. Batson:-

All that certain piece, parcel or tract of land in the City of Greenville, County of Greenville, State of South Carolina, on Reedy River, and having, according to a plat of property of Furman University made by Dalton & Neves, Registered Engineers, April, 1938, which plat is recorded in the R. M. C. Office for Greenville County in Plat Book I, at page 99, the following metes and bounds, to-wit:-

BEGINNING at a Spanish Oak stump and line of other property of Furman University, and running thence S. 29-30 E. 146.5 feet to a stake; thence S. 51-37 E. 120 feet to an iron pipe; thence N. 64-23 E. 100 feet to an iron pin in the South bank of Reedy River; thence along the center of Reedy River, the traverse line of which is N. 7-09 E. 320 feet to a point in the center of the river; thence along the center of the River N. 5-45 W. 55 feet to a point in the center of the river; thence still with the center of the river, N. 36-13 W. 129.5 feet to a point in the center of the river; thence still with the center of the river N. 60-26 W. 230 feet to a point in the center of the river; thence still with the center of the river N. 21-14 W. 182 feet to a point in the center of the river; thence still with the center of the river N. 12-55 W. 177.1 feet to a point in the center of the river; thence still with the center of the river N. 52-32 W. 147.6 feet to a point in the center of the river; thence leaving the river S. 29-46 W. 236.6 feet to an iron pin in the Northeast side of a road; thence along the Northeast side of said road N. 53-14 W. 168.5 feet to an iron pin in the Northeast side of said river; thence N. 29-46 E. 254.5 feet to a point in line of property of Camperdown Mill; thence along said Mill property N. 45-37 W. 67.5 feet to an X on large rock; thence N. 44-32 W. 294.8 feet to corner of property now or formerly of Main Street Land Company; thence along line of said property S. 31-12 W. 422 feet to an iron pin in the center of a road, corner of property of Furman University; thence along said Furman University line S. 42-41 E. 1,192 feet to the point of beginning. Being the same property conveyed to the mortgagor herein by L. T. Batson by deed dated April 22, 1938 and recorded in the R. M. C. Office for Greenville County in Deed Book 203 at page 200 .

Also all that certain piece, parcel or lot of land in the City of Greenville, County of Greenville, State of South Carolina, on Reedy River and having, according to a plat of property of Furman University made by Dalton & Neves, Registered Engineers, April, 1938, which plat is recorded in the R. M. C. Office for Greenville County, in Plat Book I, at page 99, the following metes and bounds, to-wit:

BEGINNING at a point in line of property of Camperdown Mill, which point is 362.3 feet Southeast of the corner of property now or formerly of Main Street Land Company, and running thence S. 29-46 W. 254.5 feet to an iron pin in the Northeast side of a road; thence along said road S. 53-14 E. 168.5 feet to an iron pin; thence N. 29-46 E. 236.6 feet to a point in the center of Reedy River; thence along the center of Reedy River N. 52-32 W. 41.2 feet

Handwritten signatures and stamps:
- Signature: *W. J. Smith*
- Stamp: *RECORDED*
- Stamp: *INDEXED*
- Stamp: *APR 21 1939*
- Stamp: *GREENVILLE COUNTY S. C.*
- Stamp: *# 1413*