

STATE OF SOUTH CAROLINA,

County of Greenville

I, Joanna Patterson Batson, as Trustee for Joanna Batson, Louis P. Batson, Jr., and Henry Elliott Batson, II

SEND GREETING:

WHEREAS, I the said Joanna Patterson Batson, as Trustee for Joanna Batson, Louis P. Batson, Jr., and Henry Elliott Batson, II

in and by my certain promissory note in writing, of even date with these presents am well and truly indebted to SOUTHEASTERN LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Seven thousand and no/100 (\$7,000.00) DOLLARS, to be paid at its Home Office in Greenville, S.C., together with interest thereon from date

hereof until maturity at the rate of five (5%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 27th day of June, 1940, and on the 27th day of each month of each year thereafter the sum of \$ 55.37, to be applied on the interest and principal of said note, said payments to continue up to including the 27th day of April, 1955, and the balance of said principal and interest to be due and payable on the 27th day of May, 1955; the aforesaid monthly payments of \$ 55.37 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$ 7,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, 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 its 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 I the said Joanna Patterson Batson, as Trustee as aforesaid in consideration of the said debt and sum of money aforesaid and for the better securing the payment thereof to the said SOUTHEASTERN LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said Joanna Patterson Batson, as Trustee as aforesaid

in hand well and truly paid by the said SOUTHEASTERN LIFE INSURANCE COMPANY, 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 SOUTHEASTERN LIFE INSURANCE COMPANY.

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the northeast side of Augusta Road near the City of Greenville in the County of Greenville, State of South Carolina, known and designated as Lot No. 92 on plat of Crescent Terrace made by R. E. Dalton, July, 1919, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book E, at page 137, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northeast side of Augusta Road, which iron pin is 218.9 feet in a northwesterly direction from the intersection of Augusta Road and Capers Street, joint corner of Lots No. 63 and 92, and running thence with the line of Lot No. 63, N. 43-39 E. 188.4 feet to an iron pin on the west side of Capers Street; thence with the west side of Capers Street N. 5-41 W. 18 feet to an iron pin; thence with the line of Lot No. 97, N. 46-21 W. 66.3 feet to an iron pin; thence with the line of Lot No. 93, S. 43-39 W. 200 feet to an iron pin on the northeast side of Augusta Road; thence with the northeast side of Augusta Road S. 46-21 E. 80 feet to the beginning corner.

This is the identical property conveyed to the mortgagor as Trustee by Louis P. Batson by deed dated June 30, 1930, recorded in the R. M. C. Office for Greenville County, S. C., in Deeds Volume 154 at page 331, and this mortgage and the note secured thereby are executed by me as Trustee pursuant to the power and authority conferred upon me by said deed.

SATISFIED AND CANCELLED OF RECORD
BY C. O. JAMES
R. M. C. OFFICE GREENVILLE, S. C.
AT 10:45 A. M. NO. 13958
June 30 1950