

MORTGAGE OF REAL ESTATE—G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

We, A. B. Batson and Joe R. Coleman

SEND GREETING:

WHEREAS, we the said A. B. Batson and Joe R. Coleman

in and by our certain promissory note in writing, of even date with these presents are well and truly indebted to the LIBERTY ~~SOUTHEASTERN~~ LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Six Thousand and No/100 (\$ 6,000.00) 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 13th day of April, 1945, and on the 13th day of each month of each year thereafter the sum of \$ 63.66, to be applied on the interest and principal of said note, said payments to continue up to including the 13th day of February, 1955, and the balance of said principal and interest to be due and payable on the 13th day of March 1955; the aforesaid monthly payments of \$ 63.66 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$ 6,000.00 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 ten (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 we, the said A. B. Batson and Joe R. Coleman LIBERTY 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 us the said A. B. Batson and Joe R. Coleman LIBERTY 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 in the Town of Travelers Rest, Bates Township, on the West side of the Buncombe Road more particularly described as follows:

BEGINNING at an iron pin at the Southwestern intersection of Buncombe Road and Church Street and running thence along the West side of Buncombe Road in a Southernly direction 60 feet to stake; thence N. 89 W. 83 feet, more or less, to stake on East side of the G. & W. right-of-way; thence with the East side of said right-of-way in a Northwesternly direction 61 feet, more or less, to iron pin on South side of Church Street; thence along the South side of Church Street S. 89 E. 97 feet to the point of beginning, being designated as Lot No. 5 and an adjacent 20 foot strip of Lot No. 6 as shown by the plat of the W. D. Sitton estate recorded in the office of R. M. C. for Greenville County in Plat Book F at page 29.

ALSO, all my right, title and interest in the party wall on the South side of the above described property.

This is the same property conveyed to the mortgagor herein by deed of W. L. Stamey of even date herewith to be recorded.

Paid in full and satisfied on this 18th day of March, 1955

Liberty Life Insurance Co.

*Witnesses
Lessa H. Lynn
Barbara W. Lee*

*By Wm. P. Anderson
Secy.*

ATTESTED AND CANCELLED OF RECORD
4th DAY OF April 1955
Oliver S. Sams
R.M.C. FOR GREENVILLE COUNTY, S. C.
11:30 O'CLOCK A.M. NO. 85-10