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THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE.

FILED
J. H. PATTERSON
R. M. O.

To All Whom These Presents May Concern:

I, WOODROW BATSON, of Greenville county, South Carolina, SEND GREETING:

Whereas, I, the said Woodrow batson

in and by my certain promissory note in writing, of even date with these

Presents, am well and truly indebted to J. HOMER FERGUSON, likewise of Greenville County, S. C.,

in the full and just sum of Twelve Hundred and 00/100 (\$1200.00) Dollars,

to be paid Sixty (\$60.00) Dollars on June 6th, 1948 and Sixty (\$60.00) dollars each and every three months thereafter until paid in full; all payments to apply first to the payment of accumulated interest and the balance to reduction of the principal indebtedness; together

with interest thereon from date

at the rate of six per centum per annum, to be computed and paid quarterly

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 I, the said Woodrow batson

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said J. Homer Ferguson,

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Woodrow Batson

, in hand well and truly paid by the said J. Homer Ferguson,

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

J. Homer Ferguson, his heirs and assigns:

All that piece, parcel or lot of land in gates township, Greenville County, State of South Carolina, being known as a part of the B. E. McAlister Estate, fronting on the road leading from Little Texas to Greenville, S. C., and being a part of the 31-1/3 acre tract, more or less, conveyed by J. G. McAlister to J. Homer Ferguson by deed dated Feby. 14th, 1946, and recorded in the R. M. C. Office for Greenville county, South Carolina, in Deed Book No. 286, at page 179, and having, according to plat of part of the lands of J. Homer Ferguson, prepared by W. A. Hester, Surveyor, March 4th, 1948, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Little Texas Road and running thence S. 27 W. 1.50 chains along said Little Texas Road to an iron pin; thence S. 68 E. 7.00 chains to an iron pin; thence N. 28 E. 1.50 chains to an iron pin; thence N. 68 W. 7.00 chains to the beginning point on the Little Texas road; and containing one (1) acre. This lot of land adjoins property now or formerly of the P. B. Batson estate on the northern side.

this is the identical property this day conveyed to me by J. Homer Ferguson and this mortgage is given to secure the balance of the purchase price of same.