

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Jack M. Bates SEND GREETING:

WHEREAS, I the said Jack M. Bates in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of One Thousand (\$ 1000.00) Dollars, with interest from the date hereof at the rate of seven per cent (7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Sixteen (\$ 16.00) dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Jack M. Bates, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Highland Township, near Highland, lying on the North side of the Gap Creek Road, and having the following courses and distances, to wit:-

BEGINNING on a point in the center of the Gap Creek Road, joint corner with the D. H. Bates tract, and runs thence with the D. H. Bates line N 28-45 E 368 feet to an iron pin; thence N 48-47 W 376 feet to an iron pin, joint corner of the D. H. Bates tract; thence S 1-45 E 518.5 feet to a point in the center of the Gap Creek Road; thence with the said road S 64-15 W 100 feet to the beginning corner, containing TWO ACRES, more or less. This is the same tract of land conveyed to me by Bertha Bates by DEED recorded in the R.M.C. Office for Greenville County in Vol 277, page 230.

Paid Oct. 21, 1955
Citizens B. & L. Assn.
Greer, S.C.

16 Dec 55
Allie Farnsworth

11:29 A. 32394

Witness: W.A. Medlock
Deputy Treas.