

## State of South Carolina,

APR 17 1 01 PM '53

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, JAMES T. BATSON,

SEND GREETING:

WHEREAS, I the said James T. Batson

in and by my certain promissory note in writing, of even date with these Presents am well and truly indebted to GENERAL MORTGAGE CO., a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Five Thousand and No/100ths (\$5,000.00) DOLLARS, to be paid at its office in Greenville, S. C., or at such other place as the holder of the note may from time to time designate in writing, 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 instalments as follows:

Beginning on the 1st day of June, 1953 and on the 1st day of each month of each year thereafter the sum of \$ 39.54, to be applied on the interest and principal of said note, the unpaid balance of said principal and interest to be due and payable on the 1st day of May, 1958; the aforesaid monthly payments of \$ 39.54 each are to be applied first to interest at the rate of five (5%) per centum per annum on the principal sum of \$5,000.00 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 instalments 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 instalment or instalments, 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 at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if 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 such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these 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 James T. Batson

, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said GENERAL MORTGAGE CO. according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me

, the said James T. Batson in hand well and truly paid by the said GENERAL MORTGAGE CO., 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 GENERAL MORTGAGE CO.

All those certain lots or parcels of land situate, lying and being near the City of Greenville, in the County of Greenville, State of South Carolina, in a subdivision known as City View Annex, being known and designated as Lots 2 and 2B of said subdivision, and being as shown on a plat thereof recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book G at page 152, and also as shown on a more recent plat prepared by Piedmont Engineering Service, Greenville, S. C. dated April 17, 1953, entitled "Property of James T. Batson Near Greenville, S. C.", and having according to said plats the following metes and bounds, courses and distances, to-wit:

BEGINNING at an iron pin on the Northern side of Marion Road, which point is 160 feet from the intersection of Marion Road and Crane Avenue at the joint front corner of Lots Nos. 1 and 2 of said subdivision and running thence along Marion Road N. 65-10 E. 100 feet to an iron pin, the joint front corner of Lots Nos. 2B and 3; thence with the common line of said last mentioned lots N. 24-50 W. 271.7 feet to an iron pin; thence S. 73-45 W. 101 feet to an iron pin, the joint rear corner of Lots Nos. 1 and 2; thence with the line of said lots S. 24-50 E. 287 feet to the beginning corner.

The above described property is the identical property conveyed to the mortgagor herein by deed of Charles E. Summers dated June 8, 1943, recorded in the R. M. C. Office for Greenville County, South Carolina, in Deed Volume 271 at page 46.