



JUN 23 1 42 PM 1954

OLLIE FARNSWORTH
R.M.C.

State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, James R. Bates

SEND GREETINGS:

WHEREAS, I the said James R. Bates

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Twenty-five Hundred and No/100-----(\$ 2500.00)

Dollars, with interest at the rate of six (6%) per centum per annum, to be repaid in installments of Twenty-five and No/100----- 25.00 (\$) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN. That I, the said James R. Bates

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said James R. Bates in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and within the corporate limits of the City of Greenville, on the western side of Manly Street, being shown and designated as Lot No. 4, Block 3, Sheet 41 of the City Block Book, and having the following metes and bounds, to-wit:

"BEGINNING at a stake on the western side of Manly Street at the corner of property now or formerly of John Moore, which stake is 138 feet, more or less, from the western corner of the intersection of Manly Street and Elford Street, and running thence along the western side of Manly Street, in a southeasterly direction, 46 feet, more or less, to a stake at the corner of a lot now or formerly owned by Emma Burden; thence along the line of that lot, in a southwesterly direction, 133 feet, more or less, to a stake; thence along the back line, in a northwesterly direction, 46-1/2 feet, more or less, to a stake at the rear corner of the Moore lot above mentioned; thence along the line of that lot, in a northeasterly direction, 129 feet, more or less, to the beginning corner on Manly Street, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty; being the same property conveyed to Lydie Bates by C. H. Crosskeys by deed dated September 1, 1919 and recorded in the R. M. C. office for Greenville County in Vol. 66, at page 519.