

STATE OF SOUTH CAROLINA,

AUG 30 11 20 AM 1958

County of Greenville

To all Whom These Presents May Concern:

CLERK OF THE COURT

WHEREAS We, James H. Simpkins, Frank B. Halter, Joe O. Estes

well and truly indebted to Beatrice Parker Batson, as trustee for Larry Cleveland Batson in the full and just

sum of Three Thousand Two Hundred and no/100..... (\$ 3,200.00) Dollars.

in and by our certain promissory note in writing of even date herewith, due and payable as follows: \$181.07 on the first day of December, 1958 and \$181.07 on the first day of each and every succeeding third month thereafter, payments applied first to interest then to the remaining principal balance due quarterly

with interest from date at the rate of five (5%) per centum per annum until paid; interest to be computed and paid quarterly and if unpaid when due to bear interest at same rate as principal until paid, and we have further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That we, the said James H. Simpkins, Frank B. Halter, Joe O. Estes

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us in hand well and truly paid at and before the sealing and delivery 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 Beatrice Parker Batson, as trustee for Larry Cleveland Batson, her successors and assigns:

All that piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, within the corporate limits of the City of Greenville on the Northern side of Washington Place (formerly known as E. McBee Ave.) and having the following metes and bounds, towit:

BEGINNING at a stake on the Northern side of Washington Place, (formerly known as E. McBee Ave.,) at the corner of lot belonging to Mrs. Gerda L. Prevost and running thence with her line, N. 0-11 W. 122.3 feet to a stake; thence along the line of M. B. Prevost's line, S. 70-27 E. 33.3 feet to a stake; thence along M. B. Prevost's line, S. 70-27 E. 40.5 feet to a stake; thence along the line of property of Eula G. Parker, S. 41-40 E. 54.5 feet to a stake; thence along the line of property of Gerda L. Prevost, S. 41-40 E. 49.5 feet to a cross mark on the sidewalk of Washington Place (formerly known as E. McBee Ave.); thence along the Northern side of Washington Place (formerly known as E. McBee Ave.) S. 61-35 W. 139.2 feet more or less to the beginning corner.

In trust to hold legal title, collect mortgage payments, rents, profits, to sell, mortgage, lease and otherwise manage said property and pay all income derived therefrom unto Larry Cleveland Batson. This trust to terminate when Larry Cleveland Batson reaches 21 years of age.

This mortgage is subordinated to a mortgage given by the mortgagors to the First Federal Savings and Loan Association in the sum of \$10,000.00.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including all heating, plumbing and electrical fixtures, and any other equipment or fixtures now or hereafter attached, connected or fitted in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than household furniture, be considered a part of the realty.

TO HAVE AND TO HOLD, all and singular the said premises unto the said James H. Simpkins, Frank B. Halter, Joe O. Estes, their

Heirs and Assigns forever.

And do hereby bind Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, Heirs and Assigns, from and against Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

For Satisfaction See R. E. M. Book 826 Page 453

SATISFIED AND CANCELLED OF RECORD
26 DAY OF May 1960
Ellie J. Jarnsworth
CLERK OF THE COURT
GREENVILLE COUNTY, S. C.
9:17 AM NO. 32,377