

MORTGAGE OF REAL ESTATE—Prepared by E. P. Riley, Attorney at Law, Greenville, S. C.

BOOK 824 PAGE 372

FILED
GREENVILLE CO. S. C.

MAY 16 11 40 AM 1960

OLLIE FARNSWORTH
R. M. C.

The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern:

WYATT B. GATES, JR., AND ELIZABETH GATES

SEND GREETING:
P.

Whereas, we, the said Wyatt B. Gates, Jr., and Elizabeth Gates hereinafter called the mortgagor(s)

in and by OUR certain promissory note in writing, of even date with these presents, are well and truly indebted to John E. Baskin

hereinafter called the mortgagee(s), in the full and just sum of Three Thousand Five Hundred and no/100 ----- DOLLARS (\$ 3,500.00), to be paid

monthly at the rate of \$25.00 per month including interest, until paid in full, with the mortgagors to have the right to anticipate any and all payments in advance without penalty,

with interest thereon from _____ date at the rate of six (6%) _____ percentum per annum, to be computed and paid

monthly, until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 WE, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to US, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) 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 JOHN E. BASKIN, HIS HEIRS AND ASSIGNS:

All that certain piece, parcel or tract of land in Austin Township, Greenville County, State of South Carolina, and having according to a recent survey by R. K. Campbell dated April, 1960, the following metes and bounds, to-wit:

BEGINNING AT a point in the center of Standing Springs Road, and running thence with the property now or formerly of Robert Lindle White, S 60-30 E, 572 feet to an iron pin; thence with the property to be conveyed to Allen, S 29-30 W, 805.34 feet to an iron pin; thence with property of mortgagee herein, N 47-01 W, 626.3 feet to a point in the center of Standing Springs Road; thence with the center line of Standing Springs Road, N 32-43 E, 660.34 feet to an iron pin at the beginning corner, containing 10 acres, more or less.

The above described property is the same property conveyed to the mortgagors herein by deed of John E. Baskin, to be recorded herewith.

Paid in full this 6th day of Oct. 1961

*John E. Baskin
mortgagor*

Witnesses:

*B. Riley
Martha J. Sprouse*

RECORDED AND CANCELED OF RECORD
6 DAY OF Oct 1961
Ollie Farnsworth
E. M. C. FOR GREENVILLE COUNTY, S. C.
3102 RECORD # 9035