

The State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE
NOV 17 4 21 PM 1961
OLIE FARRSWORTH
R.M.G.

To All Whom These Presents May Concern:

Hagar H. Bates

SEND GREETING:

Whereas, I, the said Hagar H. Bates

hereinafter called the mortgagor(s)

in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to Calvin Company

hereinafter called the mortgagee(s), in the full and just sum of Five Thousand Five Hundred and no/100 DOLLARS (\$ 5,500.00), to be paid \$137.50 on the 17th day of February, 1962; \$137.50 on the 17 day of May, 1962; \$137.50 on the 17 day of August, 1962; \$137.50 on the 17 day of November, 1962; and a like amount on the 17th day of each February, May, August and November thereafter until the entire principal sum is paid in full; said installments to be applied first to the payment of interest and the balance to principal. Mortgagor is given the privilege of anticipating payments set out in this mortgage by making a double payment in any quarter, but no payments in excess of \$275.00 a 2% penalty shall be paid; balance due 10 years from date,

with interest thereon from date

at the rate of six (6%) percentum per annum, to be computed and paid

quarterly 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 I, 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 me, 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 CALVIN COMPANY, ITS SUCCESSORS AND ASSIGNS:

all that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the west side of Nature Trail (formerly Green Avenue) being known and designated as Tract No. 5 on plat of property of E. H. Green, by Dalton & Neves, and more particularly described by recent survey and plat by Pickell & Pickell, December 1950, as follows:

BEGINNING at an iron pin on the west side of Nature Trail (formerly Green Avenue) at the corner of Tract No. 4 and running thence with Tract No. 4, N 57-04 W, 611 feet to an iron pin; thence N 25-43 E, 153.5 feet to an iron pin; thence the same direction 15 feet to stake in center of creek; thence down and with center line of said creek, to a stake on Nature Trail (formerly Green Avenue), the traverse line of said creek being N 69-22 E, 99.9 feet; thence N 89-54 E, 145 feet; thence N 69-48 E, 192 feet; thence N 83-56 E, 100 feet; thence S 77-40 E, 139 feet to an iron pin on the west side of Nature Trail (formerly Greene Avenue), said iron pin being 30 feet in a southerly direction from a stake in the center of said creek; thence with Nature Trail (formerly Green Avenue), S 19-16 W, 496.1 feet to stake; thence still with Nature Trail (formerly Green Avenue), S 27-41 W, 93.3 feet to the beginning corner.

There is excepted from this mortgage a tract of 4.92 acres which was conveyed by the mortgagor herein to R. G. Kennedy by deed recorded in deed Volume 640 at page 401 on October 28, 1959.

Paid and Satisfied in Full this the 22nd day of December 1961.

*Calvin Company
By Helen J. ...*

Kenneth J. ...

*22nd Dec 1961
Olie Farrsworth
R.M.G.*