MORTGAGE OF REAL ESTATE—Prepared by Rainey, Faut, [redacted] & Horton, Attorneys at Law, Greenville, S. C.

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GREENVILLE CO. S. C.
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OLLIE FARNSWORTH
R.M.C.

BOOK 956 PAGE 4

The State of South Carolina,

COUNTY OF GREENVILLE

BENJAMIN H. WELLS AND MITTIE T. WELLS SEND GREETING:

Whereas, We, the said Benjamin H. Wells and Mittie T. Wells

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 Gertrude S. Bates

hereinafter called the mortgagee(s), in the full and just sum of Four Thousand Five Hundred and No/100---------- DOLLARS ($ 4,500.00), to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of six (6 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 18th day of April, 19 64, and on the 18th day of each month of each year thereafter the sum of $ 54.00 to be applied on the interest and principal of said note, said payments to continue until this indebtedness is paid in full the aforesaid monthly payments of $ 54.00 each are to be applied first to interest at the rate of six (6 %) per centum per annum on the principal sum of $ 4,500.00 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 installments 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 installment or installments, or any part hereof, as herein 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 any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or convenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 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 said cases the mortgagor promises to pay all costs and expenses including ten (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 and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said GERTRUDE S. BATES, her heirs and assigns, forever:

ALL that lot of land situate in Greenville County, State of South Carolina, being known and designated as Lot 1 of the Property of J. F. Welborn as shown on plat in Plat Book FF, Page 528, and being more particularly described according to said plat as follows:

BEGINNING at a point on the South side of McCrary Street at the joint corners of Lots 1 and 2; thence S. 14-21 W., 72.3 feet along the line of Lot 2 to the rear corner thereof; thence N. 75-13 W., 70 feet along the rear line of said Lot 1 to Gridley Street; thence N. 14-21 E., 72 feet along said street to the front corner of Lot 1 on McCrary Street; thence S. 75-30 E., 70 feet along McCrary Street to the point of beginning.

This is the same property conveyed to the mortgagors by deed of Gertrude S. Bates, dated April 18, 1964, to be recorded herewith.

SATISFIED AND CANCELLED OF RECORD
[illegible] DAY OF [illegible] 19[illegible]
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT [illegible] O'CLOCK [illegible] M. NO. [illegible]

FOR SATISFACTION TO THIS MORTGAGE SEE
[illegible]