

The State of South Carolina,

NOV 18 10 31 AM 1952

County of Greenville

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern: We, Fred Staggs and Ella Staggs

SEND GREETING:

Whereas, We, the said Fred Staggs and Ella Staggs

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 First National Bank of Greenville, S. C., as trustee for Frances H. Mauldin

hereinafter called the mortgagee(s), in the full and just sum of Eleven Hundred

DOLLARS (\$1100.00), to be paid

\$21.27 on the 18 day of December, 1952 and a like amount on the 18 day of each and every month thereafter until the entire principal sum is paid in full, said installments to be applied first in payment of interest and then to principal

, 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 First National Bank of Greenville, S. C., as trustee for Frances H. Mauldin,

All that piece, parcel or lot of land lying, being and situate in the county of Greenville, state of South Carolina, and in Austin Township, in or near the town of Simpsonville, in the development known as Roland Heights, being known and designated as lot No. 58 as is shown on a plat of said development of record in the R. M. C. Office for Greenville County, S. C., in Plat Book S, page 34 and having the following metes and bounds, to-wit:

Beginning at an iron pin on Todd Circle, joint front corner with Lot No. 57, running thence S. 52-16 W. along said Todd Circle 90 feet to an iron pin, joint front corner with Lot No. 59; thence with joint line of Lot No. 59 N. 35-09 W. 202 feet to an iron pin, joint back corner with Lot No. 59 on line of land now or formerly of O. L. Gresham; thence with the Gresham line N. 41-12 E. 82.3 feet to an iron pin, back joint corner with Lot No. 57 on said Gresham line; thence with joint line of Lot No. 57 S. 35-09 E. 218 feet to an iron pin on Todd Circle, the beginning corner.

Being the same property conveyed to mortgagors by H. B. Cooper by deed dated June 6, 1951 recorded in volume 436 page 123 of the R. M. C. Office for Greenville County.