

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

FILED  
FEB 26 1958 A.M.



Mrs. Ollie Farnsworth  
R.M.C.

To All Whom These Presents May Concern:

We, Marvin Ward and Mildred C. Ward

SEND GREETING:

WHEREAS, we the said Marvin Ward and Mildred C. Ward

in and by our certain promissory note in writing of even date with these Presents, are well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Four Thousand and no/100 -- -- -- -- -- (\$ 4,000.00 ) Dollars, with interest from the date hereof at the rate of seven per cent ( 7 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Sixty-four and no/100 - - - - - (\$ 64.00 ) dollars

due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That we the said Marvin Ward & Mildred C. Ward, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to us the said mortgagors in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Bates Township, in the Town of Travelers Rest, near to and Northwest of the McAlhaney Road, being in the Northwest portion of that lot known as Lot #1 on plat of property of Carl R. Vest, made by W. P. Morrow, surveyor, March 1946, and according to said Plat, in part, having the following metes and bounds, to wit:

BEGINNING at a point on the Southwest side of a new street, unnamed, which leads Northwest from McAlhaney Road, corner of Southeast portion of said Lot #1, heretofore conveyed to Ingle, and running thence N. 48 W. 132 feet, more or less, along the Southwest side of said street, to point, corner (new) of Lot #9; thence S. 61 W. 193 feet along the rear lines of Lot #9 and #10, to point, joint corner of Lots Nos. 10, 11, 13, and 1; thence S. 40-10 E. 204 feet along the rear lines of Lots Nos. 13, 14, 15, to point, joint rear corner of Lots Nos. 15 and 16; thence in a northeast direction along the line of said Ingle property, 200 feet, more or less, to the point of beginning.

This is the same property as conveyed to Hubert Stokes and Roy Farnham by George M. Turner on the 22nd day of August 1955 and as recorded in the R. M. C. Office for Greenville County in Book 533 and at Page 476, dated Sept. 6th, 1955.

This is the same property conveyed to us by Hubert Stokes and Roy Farnham by deed dated February 13, 1958 to be recorded in R. M. C. Office for Greenville County.