

State of South Carolina

COUNTY OF GREENVILLE

FILED
APR 30 1958 A.M.Mrs. Ollie Farnsworth
R. M. C.

To All Whom These Presents May Concern:

We, William F. Stanford and Elda H. Stanford

SEND GREETING:

WHEREAS, we the said William F. Stanford and Elda H. Stanford 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 Two Thousand and no/100 - - - - - (\$ 2,000.00) 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

Thirty-two and no/100 - - - - - (\$ 32.00) 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 William F. Stanford and Elda H. Stanford, 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 mortgagor, 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, O'Neal Township, School District No. 400 (Lenoah), located near Blue Ridge High School, containing one hundred thirty-one (131) acres, more or less, and as shown by a plat thereof by H. S. Brockman, Surveyor, February 20, 1957, as having the following courses and distances:-

BEGINNING at an iron pin on the eastern bank of the South Tiger River (iron pin at 10 feet), cornering with Leon F. Few and running thence and crossing branch with the Few line, N. 61-15 E. twenty-nine hundred and forty-two (2942) feet to an iron pin on or near a branch and cornering on the formerly C. M. Ponder Estate line; thence with the Ponder line, S. 13-28 E. eleven hundred and eighty-eight (1188) feet to an iron pin in a red oak stump at angle; thence still with the Ponder line, S. 26-07 E. (crossing the improved road) twelve hundred eighteen (1218) feet to an iron pin at the Ponder corner; thence with the Ponder line, S. 53-34 W. one thousand seventy-three (1073) feet to an iron pin at an angle; thence N. 44-30 W. eight hundred seventy-four (874) feet (crossing a branch) to an iron pin; thence S. 53-15 W. thirteen hundred seventy-eight (1378) feet (crossing another branch) to an iron pin on the bank of South Tiger River; thence with the center of the said river as the line as follows: N. 31-28 W. 200 feet; N. 20-38 W. 300 feet; N. 23-15 W. 300 feet; N. 32-30 W. 193 feet; N. 49-00 W. 112 feet; N. 9-15 W. 200 feet, N. 6-15 E. 253 feet; N. 31-15 W. 300 feet to the beginning corner. And bounded northerly and northwesterly by N. F. Few; easterly and southerly by the former C. M. Ponder Estate; and westerly by the South Tiger River; and being the same tract of land conveyed to J. Henry Barton by Sarah E. Noble on December 13, 1905, and recorded in Vol. RRR page 301. The above property under the terms of the Will was advertised and sold at public auction on the premises by the executor on February 23, 1957 and sold to the said W. F. & Elda H. Stanford, who was at the price named the last and highest bidder therefor. This is the same property conveyed to us by Hollis Q. Barton as Executor of the last Will and Testament of J. Henry Barton by deed dated February 25, 1957, to be recorded in R. M. C. Office for Greenville County.