

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF GREENVILLE

RECORDED

Mrs. C. H. Fairweather
R. M. C.

To All Whom These Presents May Concern:

We, Waymon W. Staton and Lila Bell Staton

SEND GREETING:

WHEREAS, we the said Waymon W. Staton & Lila Bell Staton 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 One Thousand Two Hundred and no/100 - (\$ 1,200.00) 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

Nineteen and 20/100 - (\$ 19.20) 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 Waymon W. Staton & Lila Bell Staton, 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, Highland Township, lying on both sides of the Saluda Gap Road, and being shown on plat of property of W. W. Staton prepared by W. P. Morrow, Surveyor, March 29, 1947, and having the following courses and distances, to wit:-

BEGINNING at an iron pin in said Road, joint corner of tract sold to D. H. Bates, and running with the Bates line S 44-15 W 435 feet; thence N 86-00 W 580 feet to a stone, corner of W. H. Pitman land; thence with the Pitman line S 4-00 E 1024 feet to a stone; thence N 35-10 E 970 feet to a stone; thence S 79-00 E 775 feet to iron pin in a road; thence with road N 31-00 E 175 feet to stake in road; thence S 66-45 E 285 feet; thence N 30-00 E 150 feet to center of Saluda Gap Road; thence therewith N 66-30 W to stake, corner of tract sold to Fred E. Howard; thence with the Howard line N 37-45 E 785 feet to point on line of Turpin line; thence with the Turpin line N 63-45 W 497 feet to a stone at corner of D. Bates property; thence with the Bates line S 44-15 W 800 feet to the beginning corner.

The above being the same conveyed to us by Myra L. Barton, et al, by deed dated July 3, 1947, and recorded in the R. M. C. Office for said County in Deed Book 315, at page 407, less, however, property sold to the following: Fred E. Howard by deed recorded in Vol. 383, page 51; Broadus Mahaffey by deed recorded in Vol. 332, page 417; D. H. Bates by deed recorded in Vol. 328, page 291.