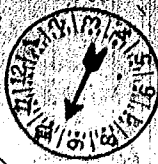


FILED

MAY 31 1961



Mrs. Ollie Farnsworth
L. H. S.

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE

Cecil P. Eskew and Mary Sue O. Eskew,
of Greenville County,

TO ALL WHOM THESE PRESENTS MAY CONCERN.

IN THE STATE AFORESAID, hereinafter called Mortgagor,

The word Mortgagor shall include one or more persons or corporations. The word Association shall mean the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS.

WHEREAS, the said Mortgagor by his certain promissory note, in writing of even date herewith, the terms of which are incorporated herein by reference, is well and truly indebted unto PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, a corporation, in the principal sum of

Eleven Thousand and no/100 - - - - -
27th
(11,000.00) Dollars, with interest from the ~~27th~~ day of **May**, 1961, at the rate of **six**

6 (%) per centum per annum until paid. The said principal and interest shall be payable at the office of the Association in monthly installments of **Ninety Two and 83/100 - - - - -**

\$ 92.83 Dollars, commencing on the **first** day of **July**, 1961, and on the first day of each month thereafter until the principal and interest are paid. Unpaid interest to bear interest thereafter at the same rate. And with interest from the date of said note, and this mortgage securing the same at the same rate until the date of the payment of the first monthly installment. Said monthly payments shall be applied:

- FIRST: To the payment of interest due on said loan, computed monthly.
- SECOND: To the payment, at the option of said Association, of such taxes, assessments, or insurance as may be in default on the property pledged to secure this obligation.
- THIRD: The balance of said amount to the payment to that extent as credit of that date on the principal of this loan. Said payments to continue until principal and interest are paid in full.

Said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of ninety (90) days or failure to comply with any of the By-Laws of said Association or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder hereof, become immediately due and payable, and suit may be brought to foreclose this mortgage.

Said note further providing for a ten (10%) per centum attorney's fee besides all costs and expenses of collection to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured by this mortgage), as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, that the Mortgagor, in consideration of the said debt and for better securing the payment thereof to the said PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, according to the conditions of said note; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the PALMETTO BUILDING AND LOAN ASSOCIATION OF LAURENS, its successors and assigns.

All that piece, parcel or lot of land lying, being and situate in the County and State aforesaid, Fairview Township, containing 1.31 acres, more or less, according to a plat and survey made by Lewis C. Godsey, Surveyor, in November 1960, entitled "Property of Ben Garrett near Ft. Inn, S. C.," and having the following metes and bounds, according to said plat, to-wit:

Beginning at an iron pin in the Northern edge of the right of way of New State Highway No. 418, joint corner with other lands of John B. Armstrong, and running with the edge of said Highway Right of Way N. 79-35 W. 250.6 feet to an iron pin, joint front corner with lot conveyed to James Carroll Goodwin and Virginia Ann G. Goodwin; thence with the joint line of the Goodwin Lot N. 0-30 W. 183.6 feet to an iron pin, back joint corner with the Goodwin lot on line of land of Ben Garrett; thence S. 85-40 E. 360.3 feet to an iron pin, corner with land of T. P. McDowell on line of land of John B. Armstrong; thence with the joint line of land of John B. Armstrong S. 29-00 W. 230.8 feet to an iron pin, the point of beginning, and bounded by other lands of John B. Armstrong, New State Highway No. 418, lot of Goodwin, and lands of Ben Garrett.

This being the identical land conveyed to us by John B. Armstrong as shown by deed recorded in Deed Book 665, at page 62, Office of the R. M. C. for Greenville County, S. C.