

State of South Carolina

SEP 19 12 06 PM 1961

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Fannie P. Eskew Farmer and Thomas F. Farmer

SEND GREETING:

WHEREAS, we the said Fannie P. Eskew Farmer and Thomas F. Farmer

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-three and 32/100 (\$ 63.32) 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

Fannie P. Eskew Farmer & Thomas F. Farmer, 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, on the South side of State Highway #115 (Greer-Locust Hill Road), about four miles Northwest from Greer designated as tract #6 of the J. B. Brookshire Estate, Plat recorded in Plat Book P, page 89, R. M. C. Office for Greenville County, and having the following courses and distances, to wit:

Beginning at a stake at the intersection of the highway and the old Rutherford Road, and running thence with the South side of the highway, N. 61.30 W. 275 feet to a stake, corner of Tract No. 5; thence with the line of Tract No. 5, 300 feet to a stake on line of Lot No. 21; thence with that line, S. 61.30 E. 175 feet to west side of Rutherford Road; thence with said road, 312 feet to the beginning corner.

This is the same property conveyed to V. W. Crowder and Ethel M. Crowder by deed of W. D. Ellison, recorded in Deed Book 419, page 169, R. M. C. Office for Greenville County;

This is the same property conveyed to Fannie P. Eskew (Farmer) by V. W. Crowder and Ethel M. Crowder by deed dated December 17, 1952 and recorded in Deed Book 470 at page 181. One half interest was conveyed to Thomas F. Farmer by deed from Fannie P. Eskew Farmer dated April 20, 1959 and recorded in R. M. C. Office for Greenville County in book 622, page 96.

Filed April 29 1961
Citizens B&L Association
Greer, S. C.
Witness *W. A. Maddox Pres. & Secy.*
Louisa H. Maddox

RECEIVED AND
FILED
Ethel M. Crowder
2-24-1961
W. D. Ellison