

State of South Carolina

COUNTY OF GREENVILLE

FILED
APR 9 1 00 PM '69
OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Sam T. Staggs

SEND GREETING:

WHEREAS, I the said Sam T. Staggs

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C.; in the full and just sum of

Two Thousand Five Hundred Eighty Six and 60/100 (\$ 2,586.60) 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

Seventeen and 98/100- - - - - (\$ 17.98) 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 I the said Sam T. Staggs

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 me 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, being shown and designated as all of lot number TEN (10), SECTION ONE (1), of AVONDALE FOREST, plat thereof recorded in plat book "RR" page 186, Greenville County R. M. C. Office, and having the following metes and bounds, to wit:

BEGINNING at an iron pin on the Northwest side of Drewry at the joint front corner of lots 10 and 11 and running thence S. 64-43 W., 100 feet along said street to joint front corner of lot Nos. 9 and 10; thence S. 26-18 W., 170 feet as the common line of lots 9 and 10; thence N. 64-43 E., 89.4 feet to the rear corner of lot No. 11, thence with lot No. 11, S. 28-43 E., 170.5 feet to the beginning corner.

This is the same property conveyed to Clarence S. Staggs by Williams Land Company, Inc. by deed dated February 26th, 1968 and recorded in deed book 838, page 479, in the R. M. C. Office for Greenville County.

This is the same property conveyed to me by Clarence S. Staggs by deed to be recorded in the R. M. C. Office for Greenville County.