

State of South Carolina

COUNTY OF GREENVILLE

FILED JUN 23 11 47 AM '72 LOLLIE 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, as 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 1/2 per cent ( 7 1/2 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Sixteen and 12/100 (\$ 16.12 ) 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, Highland Township located south of Pack Mountain Road on the east side of dirt road and being shown as 3.6 acres on a plat of property made for Sam T. Staggs by Terry T. Dill Reg. Surveyor, dated July 2, 1971 and having the following courses and distances, to wit: Beginning at a point in center of dirt road and running thence N. 86-43 E. 400 feet along line of other property of Sam T. Staggs to an iron pin on line of Dean William Ponder, thence along Ponder line S. 07-30 E. 400 feet to iron pin, thence S. 88-43 W. 400 feet to iron pin, thence N. 05-26 W. 225 feet to center of dirt road, thence still with center of dirt road N. 29-05 E. 70 feet to iron pin, thence continuing with center of dirt road N. 9-42 W. 40 feet to iron pin, thence N. 44-13 W. 80 feet to beginning corner and containing 3.6 acres, more or less.