

OCT 18 12 22 PM 1951

State of South Carolina }  
County of ~~Pickens~~ GREENVILLE }

OLLIE FARNSWORTH  
R. M. C.

To All Whom These Presents May Concern:

SEND GREETINGS:

Whereas, I, the said Anderson Durant in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of Four Thousand and no/100's Dollars, (\$ 4,000.00 ) payable at the offices of said Association at Easley, South Carolina, with interest at the rate of Six per centum (6%) per annum, to be repaid in installments of ~~there~~ <sup>sixty (60.00) Dollars per month</sup> ~~ter~~ <sup>per</sup> ~~Forty~~ <sup>no/100's</sup> Dollars, due and payable upon the first day of each and every calendar month hereafter until the full principal sum with interest has been paid, said monthly installment to be applied first to the payment of interest, computed monthly on the unpaid balance, and then to principal; all interest, not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten per cent, 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 under this mortgage); as in and by the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Anderson Durant, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Anderson Durant, in hand and truly paid by the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, at and before the signing of these Presents, the receipts whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, its successors or assigns:

All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, containing 7 acres according to plat of property of Frank C. Moon, dated May 1951, and made by W. J. Riddle, surveyor, and more particularly described according to said plat as follows:

BEGINNING at a point in the middle of dirt road 18 feet from iron pin on edge thereof, thence S 77-0 E 644 feet to iron pin, thence S 13-22 W 473.5 feet to iron pin, thence N 77-0 W 644 feet along property of F. C. Moon and Harold Peden to point in middle of aforesaid dirt road 18 feet from iron pin on edge thereof, thence N 13-22 E along the approximate center of said road 473.5 feet to the beginning point, being same property deeded to Anderson Durant by F. C. Moon on May 23, 1951, by deed recorded in Book 435, Page 241, R. M. C. Office for Greenville County.

TOGETHER with, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the Premises before mentioned unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns forever. And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN ASSOCIATION, its Successors or Assigns, from and against myself, my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.

July 31st. 1954 Paid and satisfied in full.  
Witness:  
Joyce Thomas  
Eva Watson  
Home Building & Loan Association  
By: Sam C. Capell  
Acc. & I read.

4:18  
Ollie Farnsworth  
4:18