

State of South Carolina

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Thomas W. Steading

SEND GREETING:

WHEREAS, I the said Thomas W. Steading, in and by my certain promissory note in writing of even date with these Presents, well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Seventeen Hundred Fifty and No/100 (\$1750.00) 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 twenty-eight and 50/100 (\$28.50) 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 Thomas W. Steading, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING & 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, Austin Township, School District 135, on the Southern side of Enoree River, and being shown and described as containing 77.30 acres on a plat of property prepared for A. Mahaffey by W.J. Riddle, Surveyor, November 21, 1935, and recorded in Flat Book _____ page _____ R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin or stake in branch, joint corner of property (now or formerly) of W.C. Steading and W.P. Griffith and running thence continuously with branch as the line, N 58-15 E 188 feet; N 39-15 E 330 feet; N 54-30 E 240 feet; N 4-30 W 110 feet; N 75-3 E 439 feet; N 35-00 E 258 feet to a stone on Southern bank of Enoree River; thence with said River as the line, S 63-45 E 314 feet; N 66-45 E 350 feet; S 79-30 E 534 feet to a stone on Southern bank of said River and cornering with property (now or formerly) of Fletcher Pinson; thence with the line of Pinson and a branch separating the two properties, S 55-15 W 257 feet to a poplar on branch; S 39-00 W 380 feet; S 30-15 W 1028 feet; S 9-00 E 94 feet; S 35-15 W 168 feet to a stake; thence leaving said branch, S 57-00 E 369 feet to an iron pin; thence crossing a public road, S 29-20 W 669 feet to an iron pin; thence S 14-48 E 727 feet to sweet gum on Northern bank of a branch, cornering with property (now or formerly) of the T.B. Snow Estate; thence with the branch as the line, N 51-30 W 232 feet; N 54-30 W 251 feet; N 74-45 W 194 feet; S 54-30 W 203 feet; S 39-00 W 471 feet; thence N 81-45 W 17 feet to a stake or iron pin on Southern bank of branch, cornering with property of W.C. Steading; thence with the line of Steading, N 2-30 W 200 feet to a stake; thence N 1-00 E 900 feet to a stake on Southern edge of public road; thence N 18-05 W 678 feet to a stake; thence N 33-15 E 311 feet to a holly; thence N 34-50 W 236 feet to a stake; thence N 45-00 W 238 feet to the point of beginning; and being the same identical property conveyed to me