

APR 10 11 05 AM 1956

BOOK 674 PAGE 257

State of South Carolina  
County of ~~Richland~~ GREENVILLE

LILLIE FARNOW  
R.M.C.

To All Whom These Presents May Concern:

I, Ben Frank Pritchett,

SEND GREETINGS:

Whereas, I the said Ben Frank Pritchett in and by MY certain promissory note in writing, of even date with these presents, am (are) well and truly indebted to HOME BUILDING & LOAN ASSOCIATION, Easley, South Carolina, in the full and just sum of One Thousand Eight Hundred Seventy Seven and 91/100's . . . Dollars, (\$ 1,877.91) 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 Forty and no/100's . . . (\$ 40.00 ) 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 Ben Frank Pritchett , 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 Ben Frank Pritchett , 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 tract of land in Greenville County, State of South Carolina, in Greenville Township, in the Town of Marietta, containing 2.98 acres, more or less, being more particularly described according to a survey prepared by J. C. Hill, March 1, 1954 as follows: BEGINNING at an iron pin in the Settlement Road, corner of lot this day conveyed to Lillie Mae Childs, and running thence with the Settlement Road, the following courses and distances, to-wit: N. 85-30 E. 169.8 feet, S. 63-40 E. 53 feet, S. 51-10 E. 87 feet, N. 58-45 E. 53 feet, and N. 25 E. 48 feet to a nail and cap in said road; thence leaving said road, and running N. 10 W. 31.2 feet to a post oak stump; thence continuing N. 10 W. 479.5 feet to an iron pin and stone; thence S. 48-30 W. 368 feet to an iron pin, corner of lot sold to Mrs. Childs; thence with line of said lot, S. 6-30 E. 259.7 feet to the point of BEGINNING; being a portion of the premises conveyed to Furman C. Pritchett by Della Grice Temple, et al by deed recorded in Volume 213 at page 396 and by deed of D. P. Bates, Executor, et al by deed recorded in Volume 136, at page 21: being the same premises conveyed to the mortgagor by Sallie Pritchett and Lillie Mae Childs by deed dated , and recorded in Book of Mortgages , at page , in the office of the Clerk of Court for Greenville County, South Carolina."

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 (we) do hereby bind myself (ourselves), my (our) 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 (ourselves), my (our) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the name or any part thereof.