

BOOK 751 PAGE 508

THE STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FILED GREENVILLE CO. S.C.

JUL 7 4 14 PM 1958

To All Whom These Presents May Concern:

OLLIE FAIRBANKS WORTH R.M.C.

SEND GREETING:

WALLACE STEWART

Whereas, I, the said Wallace Stewart in and by my certain promissory note in writing, of even date with these Presents, am well and truly indebted to The Farmers Bank of Simpsonville

in the full and just sum of Two Thousand and No/100 (\$2,000.00) Dollars ----- to be paid one year from date hereof.

with interest thereon from date at the rate of 6% per centum per annum, to be computed and paid quarterly

until paid in full; 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, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Wallace Stewart, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The Farmers Bank of Simpsonville according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said Wallace Stewart, in hand well and truly paid by the said The Farmers Bank of Simpsonville at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The Farmers Bank of Simpsonville, its successors and assigns, forever:

All that certain piece, parcel or tract of land with the buildings and improvements thereon situate, lying and being approximately three (3) miles North of Tigerville, in Saluda Township, County of Greenville, State of South Carolina, containing 18.9 acres, more or less, and having according to plat prepared by H. S. Brockman, Surveyor, dated April 22, 1948, the following metes and bounds, to-wit:

BEGINNING on a poplar 3xom on West bank of branch, joint corner of the Grady Howard tract and running thence up the said branch as the line N. 20-30 E. 183.5 feet to a point on the South end of a bridge and in the South edge of the road; thence continuing up the branch as the line, N. 16-26 W. 321 feet to the bend and near the forks of another branch; thence continuing up the Eastern fork of the branch and the line of Laurence Gosnell, N. 53-00 E. 145 feet to a bend; thence N. 54-43 E. 175 feet to a bend at the rear of the cottage on said premises; thence continuing up the branch, N. 30-46 E. 235 feet to a bend; thence N. 69-00 E. 160 feet to a parge maple (hollow) on the East bank of the branch; thence with the line of Laurence Gosnell, S. 73-00 E. 317 feet to a stone and iron pin on the North edge of the road; thence with the said road as the line, S. 51-45 E. 300 feet to a bend; thence S. 29-30 E. 215 feet to an iron pin on the North side of said road, John Howard corner; thence with the John Howard line, S. 37-11 W. 772 feet to a pine