

State of South Carolina

COUNTY OF Greenville

FILED  
 CO. S. C.  
 SEP 24 1 48 PM '82  
 DONNIE S. TANKERSLEY  
 R.M.C.  
 CITIZENS B. & L. ASSOCIATION  
 P. O. BOX 388, 117 TRADE ST.  
 GREER, S. C. 29651

To All Whom These Presents May Concern:

I, Sam E. Staggs

SEND GREETING:

WHEREAS, I the said Sam E. Staggs

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Thirty Eight Thousand and No/100 (\$ 38,000.00) Dollars, with interest from the date hereof at the rate of Sixteen per cent ( 16 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Five Hundred Fifty Eight & 12/100 (\$ 558.12) 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 E. 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, located about four miles East from Tigerville, S.C., and being shown on plat made for Sam E. Staggs by T. Craig Smith, R.L.S., dated Sept. 16, 1982 and having the following courses and distances, to wit:

Beginning at a iron pin at west side of a 30 easement, which pin is S. 08-00 E., 295 feet form nail and cap in center of Barton Road and running thence N. 78-00 E., 268 feet to pin; thence S. 11-57 W., 268.75 feet to pin; thence S. 05-35 E., 188 feet to iron pon; thence S. 78-00 W., 162 feet to pin on old line; thence N. 08-00 W., 450 feet along old line to the beginning corner and containing 2.03 acres, more or less.

ALSO a 30 foot easement for ingress and egress as shown by said plat that runs form Barton Road along the western side of old property line to the above described property for a distance of 295 feet form center of Barton Road.

Property bounded on the North, East and South by Sam T. Staggs and on the west by outside line of Sam T. Staggs.

This is a part of the same conveyed to Sam E. Staggs by C.C. Hawkins and H.D. Hawkins by deed recorded in deed book 910 page 521, on 3-15-1971, Greenville County R.M.C. Office.

This is the same conveyed to us by Sam T. Staggs to be recorded herewith.

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