

FILED

MAY 31 10 23 AM 1958

State of South Carolina
County of Pickens GREENVILLE

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Frances Peebles Sparks,

SEND GREETINGS:

Whereas, I the said Frances Peebles Sparks
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 Three Thousand and no/100's Dollars,
(\$ 3,000.00 ) 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 Thirty Three and 31/100's (\$ 33.31 )
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 thereto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Frances Peebles Sparks
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
Frances Peebles Sparks
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 ASSOCIA-
TION, Easley, South Carolina, its successors or assigns:

"ALL that piece, parcel or lot of land in Saluda Township, Greenville County, State of South
Carolina, lying on the North side of S. C. State Highway No. 414 (known as the Tugaloo Road
Relocated) and bounded on the north, east and south by other land of George Noe and on the
west by D. Lane and L. Raines and contains five and 23/100's acres, more or less, and
according to plat of Terry T. Dill, Surveyor, dated May 3, 1957, being more fully described
as follows: BEGINNING in center of highway at bridge over branch and running thence with
Highway N. 32-45 East 206 feet to a point on shoulder of road; thence N. 49-45 E. 150 feet
to point in center of highway; thence leaving Highway over iron pipe at R.O.W. line N. 9-45 W.
548 feet to iron pipe; thence S. 68-31 W. 431 feet to iron pipe on L. Raines' line;
thence South 21-30 E. 700 feet to the BEGINNING corner. For source of title see deed
recorded in Deed Book 11, at page 242, R.M.C. Office for Greenville County, and Apartment
562, File 18, and Apartment 583, File 5, Probate Judge's Office for Greenville County;
this being the same land conveyed to Frances Sparks by George Noe by deed dated May 30, 1957,
recorded in Book of Deeds , at page , in the office of the Register of Mesne
Conveyance for Greenville County, South Carolina."

ALSO: "ALL that piece, parcel or lot of land in the State of South Carolina, County of
Greenville, in Saluda Township, having the following metes and bounds and courses and distances:
BEGINNING on a point in the center of State Highway No. 414, and running with said road
S. 73-15 W. 100 feet to a bend; thence S. 77-10 W. 696 feet to a bend; thence S. 39-11 W. 198
feet to a bend; thence N. 76-27 W. 124 feet; thence N. 62-11 W. 279 feet to a bend; thence
N. 68-10 W. 186 feet to a point on Carl Nichols line, in the center of the road; thence
N. 2-00 E. 210 feet to a white oak stump; thence N. 8-00 E. 360 feet to a maple; thence
N. 35-45 E. 347 feet to a stake in the old road; thence S. 87-45 E. 40 feet to a bend in old
road; thence N. 73-30 E. 381 feet to an iron pin in the old said road; thence N. 67-00 E.
186 feet to a stone in the old road; thence S. 35-00 E. 973 feet to a point in the highway
above mentioned, the BEGINNING corner, containing twenty-four (24) acres, more or less;
being the same land conveyed to Frances Peebles Sparks by William B. Taylor by deed recorded
in Deed Book 454, at page 388, in the office of the Register of Mesne Conveyance 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 AS-
SOCIATION, its Successors or Assigns forever. And I (we) do hereby bind myself (ourselves), my (our) Heirs, Executors and Ad-
ministrators to warrant and forever defend all and singular the said premises unto the said HOME BUILDING & LOAN AS-
SOCIATION, its Successors or Assigns, from and against myself (ourselves), my (our) Heirs, Executors, Administrators and As-
signs, and every person whomsoever lawfully claiming or to claim the name or any part thereof.