

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:
I. A. C. Sims, of Greenville County, South Carolina

----- SEND GREETING:
WHEREAS, I, the said A. C. Sims

in and by my certain promissory note in writing, of even date with
these presents, am well and truly indebted to Vance Edwards

in the full and just sum of ONE HUNDRED, FIFTY & NO/100 (\$150.00) Dollars
to be paid: one (1) year after date

with interest thereon from date at the rate of seven (7%)
per cent. per annum, to be computed and paid annually
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, then 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due,

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 the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the
payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said
Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and
his Heirs and Assigns, forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in
Saluda Township, Greenville County, State aforesaid,

containing 40 acres, or more, and being described as follows:

Beginning at a persimmon tree on the old State Road, corner of land formerly owned by
W. A. Hodges, and running thence with the line of said property to a chestnut tree near the old
Pruitt house; thence with the Pruitt line to the State Road; thence with the State Road to the
beginning corner, adjoining lands formerly owned by W. A. Hodges, Elisha Pruitt, and others, and
being the same tract of land conveyed to Ernest Howard and Malinda Howard by Sallie Calloway
by deed recorded in the R. M. C. Office for Greenville County in Book of Deeds. "42" at Page
537, and the same tract conveyed to A. C. Sims by Maud Sims by deed dated December 18, 1935,
recorded in Book of Deeds "180" at Page 375.

(See Judgment Roll in the case of Ola Howard V. Malinda Howard, Davis Howard and Lee
Howard, and also Judgment Roll in the case of Maud Sims v. Malinda Howard)