



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Dr. L. B. Sims, of Greenville County,

SEND GREETINGS:

WHEREAS, I/we the aforesaid mortgagor(s) in and by my/our certain promissory note, in writing, of even date with these presents am/are well and truly indebted to FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENVILLE, in the full and just sum of Twenty-Seven Thousand, Five Hundred and No/100 - - -

(\$27,500.00) Dollars, or for future advances which may be made hereunder, from time to time, up to and including the maximum amount named herein, such advances to be repaid so as to be completed within the terms of the original contract, and so long as the monthly payments set out in the note are paid according to contract, this loan shall not be deemed delinquent by reason of said advances, with interest at the rate specified in said note, (the terms of which are incorporated herein by reference) to be repaid in installments of

Two Hundred, Seventeen and 47/100 - - - - - (\$ 217.47) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or 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 the holder may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside 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 said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I/we, the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me/us the said mortgagor(s) in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, lying northwest of Queen Street, within the corporate limits of the City of Greenville, and being shown as an unnumbered tract belonging to Louise M. Davis as shown on a plat thereof being recorded in the R. M. C. office for Greenville County in Plat Book CC, at page 61, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at a point on the northern side of Pack Alley where the said Pack Alley intersects with the northwestern side of a gravel drive, which point is 95 feet, more or less, from the intersection of Pack Alley and Queen Street, and running thence with the northern side of Pack Alley, in a northwesterly direction, 196 feet, more or less, to an iron pin; thence continuing with the northern side of Pack Alley, S. 76-40 W. 38 feet to an iron pin; thence N. 14-54 W. 120 feet to an iron pin; thence N. 58-32 E. 47.8 feet to an iron pin; thence N. 64-01 E. 28.3 feet to an iron pin at the corner of property formerly owned by the E. W. Biggs Estate; thence along the line of the property formerly owned by the E. W. Biggs Estate, S. 60-15 E. 263 feet, more or less, to a point, which point is 112 feet, more or less, northwest of the intersection of this property line with Queen Street; thence crossing an 8-foot gravel drive and continuing with the northern side of a gravel drive, in a southerly direction, 110 feet, more or less, to the point of beginning; being all of the property conveyed to me by G. Taft Joseph and Ruth Holder Joseph by deed dated June 1, 1954 and recorded in the R. M. C. office for Greenville County in Vol. 500, page 510, except the southeastern portion of said property which measures approximately as follows: 94.3 feet on the front; 110 feet on the back; 112 feet on the north side and 95 feet on the south side."

The last payment on this mortgage, if not sooner paid, will become due and payable 15 years after date.