

STATE OF SOUTH CAROLINA,

COUNTY OF GREENVILLE

34122

JUN 8 1965

BOOK 997 PAGE 143
REAL ESTATE MORTGAGE

91825
FILED
JUN 8 1965
Mrs. Ollie Farnsworth

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I (we) the said Lindsey Simmons and Thelma Simmons, in and by a certain promissory note, bearing date the 25th day of May, 1965, stand firmly held and bound unto Piedmont Construction Company of Greenville, South Carolina, in the full and just principal sum of Three thousand seven hundred twelve and 80/100 (\$3,712.80) Dollars, payable in 60 installments of \$61.88 each, commencing on the 19th day of July, 1965, and on the same date of each successive month thereafter with a final installment of \$61.88 due and payable on June 13, 1970, as in and by the said promissory note and conditions thereof, reference being thereunto had, will more fully appear.

Said note provides that past due principal shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the holder hereof. Forebearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach.

NOW, KNOW ALL MEN, That I (we) the said Lindsey Simmons and Thelma Simmons in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Piedmont Construction Co. according to the condition of the said promissory note, and also in consideration of the further sum of THREE DOLLARS, to me (us) the said Lindsey Simmons and Thelma Simmons in hand well and truly paid by the said Piedmont Construction Company at and before the sealing and delivery 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 Piedmont Construction Company, All that

certain lot or parcel of land, situate, lying, and being in the State of South Carolina, County of Greenville, better known and designated as Lot No. 14, in Section D, of the property known as Washington Heights, survey made by N. O. McDowell, Jr., and Julian P. Moore, Surveyors, in December, 1944, recorded in the office of Register Mesne Conveyances for Greenville County, South Carolina, in Plat Book "M", page 107, to which plat and the record thereof reference is hereby made.

This being the property known as 27 Loop Street, Greenville, S. C. and covers all improvements thereon or any added to the property at a later date.



TOGETHER with all rights and appurtenances to the said premises belonging, or in any way thereto in anywise connected.

TO HAVE AND TO HOLD all and singular the said premises unto the said Piedmont Construction Co., it's Successors and assigns forever. And I (we) do hereby bind myself (ourselves), my (our) heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto the said Piedmont Construction Company, it's successors and assigns, from and against myself (ourselves) and my (our) heirs, executors, administrators and assigns, and all other persons whomsoever lawful claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the said parties, that the said mortgagor, his (our) heirs, executors or administrators, shall and will forthwith insure the house on said premises and keep the same insured from loss or damage by fire in the sum of full insurable value Dollars, and assign the policy of insurance to the said Piedmont Construction Co., it's successors or assigns. And in case he or they shall at any time neglect or fail so to do, then the said Piedmont Construction Company or assigns, may cause the same to be insured in it's own name, and reimburse itself for the premium and expenses of such insurance under the mortgage.

AND IT IS AGREED, by and between the said parties in case of default in any of the payments of interest or principal as herein provided for, the whole amount of the debt secured by this mortgage shall become due and payable at once.

This Mortgage Assigned to Noland Credit Company
on 26 day of May 1965 Assignment recorded
In Vol. 997 of R. E. Mortgages on Page 194