

THE STATE OF SOUTH CAROLINA,
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETING:

Whereas, *J* the said *Mr. J. M. Sims*

in and by *a* certain *Guaranty Bank* note in writing, of even date with

these presents, *am* well and truly indebted to *South Carolina State Bank, Fountain Inn, S.C.*

in the full and just sum of *Three Hundred Dollars* Dollars

to be paid *November 1st 1932*

with interest thereon from *November 1st 1932*

at the rate of *2* per cent. per annum, to be computed and paid *Annually*

until paid in full; all interest not paid when due to bear interest at the 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 *Five per cent*

besides all cost and expenses of collection, to be added to the amount due on the 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 *J*, the said *Mr. J. M. Sims*

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said *S. C. State Bank*

according to the terms of said note, and also in consideration of the further sum

of Three Dollars, to *Me* the said *Mr. J. M. Sims*

in hand well and truly paid by the said *S. C. State Bank, Ft. Inn, S.C.*

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

S. C. State Bank, Fountain Inn, S.C.

All that certain lot of land situate in the County and State aforesaid on the north side of the road leading from Fountain Inn to Fork Heads, and having the following sides and bounds, to-wit: Beginning on the north side of said road at the corner of building formerly the house building of the Fork Heads Branch of the Peoples Bank of Fountain Inn, S.C. and running thence N. 27-15 W. one hundred twenty five (125) feet to an iron pin; thence N. 62-45 E. thirty (30) feet to an iron pin, corner of Lot of State Mort. Co.; thence North five of said State Mort. Co. S. 7-15 W. one hundred twenty five (125) feet to an iron pin on north side of said road; thence with said road S. 62-45 W. thirty (30) feet to the beginning corner. Bounded on the north and west by lands of W. W. G. Co. on the east by lands of State Mort. Co. and on the south by the said road first above mentioned. Together with tract building which stands on the premises.

Being the same lot conveyed to the Peoples Bank of Ft. Inn, S.C. by deed recorded in the office of W. M. C. for Greenville County in Vol. 25 and page 311, and conveyed to J. W. Turner by the South App. Savings Bank as Receiver for the Peoples Bank of Ft. Inn, S.C. by deed dated November 24th, 1928 and recorded in the W. M. C. office for Greenville County in Vol. 132 at page 144, and conveyed to Me by J. W. Turner by deed dated May 1930 and recorded in the W. M. C. office for Greenville County in Vol. 160 at page 229.

It is agreed and understood that this is given to better secure a crop and chattel mortgage given this day to the S. C. State Bank, Fountain Inn, S.C. for like amount.