

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA, }
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Dr. L. B. Sims, of Greenville, S. C.,

SEND GREETINGS:

WHEREAS I the said Dr. L. B. Sims

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

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, in the full and just sum of

TWENTY-SIX THOUSAND AND NO/100

five (5%)

(\$26,000.00 Dollars, with interest at the rate of ~~6%~~ per centum per annum, to be repaid in instalments of

TWO HUNDRED, SIX AND NO/100

(\$206.00) 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 thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee 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 said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I the said Dr. L. B. Sims

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, S. C., according to the terms of said note, and also in consideration of the further sum of Three Dollars to me

the said Dr. L. B. Sims

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, OF GREENVILLE, S. C., 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,

on the South side of Buncombe street, and being known and designated as Lots 2 and 3, on plat of the property of G. G. Wells estate made by W. D. Neves, Dec. 12, 1913, (except two small strips as heretofore conveyed), and having the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the south side of Buncombe street at corner of Lot No. 1 of the G. G. Wells estate, now belonging to the estate of Arch H. Wells, deceased, which point is approximately 66.6 feet northwest from the intersection of Buncombe street (as now laid out), and Duncan street, and running thence along the new line of Buncombe street, N. 33 W. 119.4 feet, more or less, to an iron pin, corner of lot of Mrs. Mary T. Stewart; thence along her line S. 31-57 W. 140 feet, more or less to an iron pin at rear corner of lot of Mary T. Stewart; thence S. 26-15 W. 52 feet, more or less, to an iron pin in line of Lot No. 4, of G. G. Wells estate, nor or formerly belonging to Delia A. Goodlett, thence along the line of said Lot 4, S. 48-45 E. 119.4 feet more or less, to an iron pin at rear corner of Arch Well's lot, which point is approximately 59.7 feet from west side of Duncan Street; thence with line of said lot, N. 25-50 E. 160 feet, more or less, to an iron pin on Buncombe street, the beginning corner. Being the same lot as conveyed to me by Mary T. Stewart and J. Ford Thackston, as Executors and Trustees under the will of R. H. Stewart, deceased, said lot being described as two separate lots in said deed dated Feb. 26, 1937 and recorded in the R. M. C. office for Greenville County in Vol. 192, page 120."

Handwritten notes:
paid Saturday
First Federal of Greenville
Association of South Carolina
cancelled
and Loan
\$6.
\$206.00
1939
Aug 25
Ollie Jamison
4127
10736