

(Rev. Feb. 15, 1941)

# MORTGAGE

STATE OF SOUTH CAROLINA,  
COUNTY OF Greenville } SS:

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Danton F. Sims

Greenville, S. C. and Anita McPherson Sims are hereinafter called the Mortgagor, and(s) greetings:  
Citizens Bank, Fountain Inn, S. C. a corporation

WHEREAS, the Mortgagor well and truly indebted unto the State of South Carolina, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Forty-two Hundred and No/100** Dollars (\$ **4,200.00**), with interest from date at the rate of **four and one-half** per centum (**4 1/2** %) per annum until paid, said principal and interest being payable at the office of **Citizens Bank** in **Fountain Inn, S. C.**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Twenty-three and 35/100** Dollars (\$ **23.35**), commencing on the first day of **March** 19**42**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **February** 19**67**.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and, for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the signing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that certain piece, parcel or lot of land with the buildings and improvements thereon situate, lying and being on the West side of Bennett Street, near the City of Greenville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 65 on plat of North Hills, made by Dalton & Neves, Engineers, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book H, at page 138, and having, according to said plat and a recent survey made by R. E. Dalton, December 20, 1941, the following metes and bounds, to-wit:-

*Part 28*  
BEGINNING at an iron pin on the West side of Bennett Street, joint front corner of Lots No. 64 and 65, said pin also being 460 feet North from the Northwest corner of the intersection of Bennett Street and Gallivan Avenue and running thence with the West side of Bennett Street, N. 19-17 E. 70 feet to an iron pin, joint front corner of Lots No. 65 and 66; thence with the line of Lot No. 66 N 71-43 W. 197.4 feet to an iron pin on the East side of a 20 foot alley; thence with the East side of said alley, S. 18-34 W. 70 feet to an iron pin; thence with the line of Lot No. 64, S. 71-43 E. 196.5 feet to the beginning of the corner on Bennett Street.

RECORDED AND INDEXED BY  
Office of the Recorder  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
9:27 O'CLOCK  
#4944

*Witnesses:  
B. Callahan  
Sarah*

For position of this paragraph see other side of page.

8. The Mortgagor further agrees that should this mortgage and the note secured hereby not be eligible for insurance under the National Housing Act within eight months from the date hereof (written statement of any officer or employee of the Federal Housing Administration dated subsequent to the eight months' time from the date of this mortgage, declining to insure said note and this mortgage, being deemed conclusive proof of such ineligibility) the Mortgagee or the holder of the note may, at its option, declare all sums secured hereby immediately due and payable.

*State of South Carolina  
County of Greenville*

*For value received we hereby assign, transfer and set over to the Liberty Life Insurance Company, Greenville, S. C., the within mortgage and note which the same secures, without recourse on us, this the 9th day of Feb. 1942*

*Witnesses:  
E. A. Callahan  
E. DuPre*

*Citizens Bank  
By Geo. P. Wenck  
President*

*Assignment Recorded Feb. 13, 1942 at 3:18 P. M. #1989*

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor hereby certifies that he is the owner of the premises described in fee simple absolute, that he has good right and lawful authority to