

MORTGAGE OF REAL ESTATE—G.R.E.M. 2

KEYS PRINTING CO., GREENVILLE, S.C.

THE STATE OF SOUTH CAROLINA }

County of Greenville, }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. C. Sims

SEND GREETINGS:

Whereas, I the said J. C. Sims

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

well and truly indebted to Citizens Bank, Fountain Inn, South Carolina

in the full and just sum of Twenty-five Hundred and no/100

(\$ 2500.00 ) Dollars, to be paid One year from date

with interest thereon from maturity at the rate of 6 per centum per annum, to be computed and paid semi-

annually

until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, that I the said J. C. Sims

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Citizens Bank, Fountain Inn

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

the said J. C. Sims

in hand well and truly paid by the said Citizens Bank

at and before 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

Citizens Bank, its successors and assigns, forever

"All that piece, parcel or lot of land in Dunklin Township, Greenville County, State of South Carolina, containing 341 acres more or less, situate on the west side of Reedy River, having the following metes and bounds: Beginning on a beech 3x on the bank of the river, and running thence S. 14 W. 7.50 chains to stake 3x on branch; thence up the meanders of said branch to an Ash 3x; thence up said branch to a sweet gum 3x near the spring; thence N. 38 W. 17.50 chains to dead post Oak 3x; thence N. 64 1/2 E. 8.20 chains to stone 3x; thence N. 15 W. 10 chains to stone 3x; thence N. 75 E. 17.50 chains to stone 3x; thence S. 2E. 4. 17 chains to stone 3x near spring; thence down the meanders of the spring branch to a white oak, corner of its junction with the river; thence down the meanders of the river to beginning, bounded on the south by lands now or formerly belonging to Hewlett Sullivan, west by lands now or formerly of H. Sullivan and Mrs. M. D. Latimre, north by lands of James M. Sullivan and Mrs. Nancy Sullivan and East by Reedy River.

Also, all that piece, parcel or tract of land in Dunklin Township, Greenville County, South Carolina, containing 3.42 acres, more or less, having the following courses and distances to-wit: Beginning at a stone 3x on James J. Shumate's and Ramsey's line; thence down the branch S. 34 1/2 E. 17.50 to a stake 3x; thence S. 63 3/4 W. 2.50 to a stone 3x; thence N. 14 3/4 W. 4.16 to white oak 3x. thence N. 40 1/2 W. 14.77 to stone 3x and the beginning corner, bounded by lands of J. J. Shumate, Ramsey's Estate and the old Latimer land now owned by B. M. McGee and others, said lot being cutt off and surveyed by W. M. Nash February 27, 1902, being the same conveyed to James J. Shumate by B. M. McGee by deed recorded in Book 5 at page 398 dated September 21, 1903.

The debt hereby secured is paid in full and the lien of this instrument is satisfied this 23 day of Sept. 1946.

Witness: Coyote Daniel

Witness: Grace Woods

Citizens Bank, Fountain Inn, S.C. By: Ralph Hughes, Cashier

SATISFIED AND CANCELLED OF RECORD

15 DAY OF Sept. 1946