

MORTGAGE OF REAL ESTATE-G.R.E.M. 9

STATE OF SOUTH CAROLINA,
County of Greenville

L. B. SIMS

SEND GREETING:

WHEREAS, I the said L. B. Sims

in and by my certain promissory note in writing, of even date with these presents well and truly indebted to LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Thirteen Thousand & no/100-

(\$13,000.00 DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four and one-half (4 1/2) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 19th day of October, 1947, and on the 19th day of each month thereafter until each year thereafter the sum of \$150.00, to be applied on the interest and principal of said note, said payments to continue up to including the principal and interest is paid in full:

the day of 19-10-47, and the balance of said principal and interest to be due and payable on the day of 19-10-47, the aforesaid monthly payments of \$150.00 each are to be applied first to interest at the rate of four and one-half (4 1/2) per centum per annum on the principal sum of \$13,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due; at the option of the holder thereof, 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 its 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 ten (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 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 LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me the said L. B. Sims in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, 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 LIBERTY LIFE INSURANCE COMPANY, its Successors and Assigns forever:-

All that certain piece, parcel of lot of land with the buildings and improvements thereon situate, lying and being on the Southwest side of Buncombe Street in the City of Greenville, County of Greenville, State of South Carolina, being shown as Lot 5 on plat made by Pickell & Pickell, Engineers, February 6, 1946 recorded in the R.M.C. Office for Greenville County, S.C., in Plat Book B, page 107, and having according to said plat the following metes and bounds, to-wit:-

BEGINNING at an iron pin on the Southwest side of Buncombe Street and running thence S. 25-45 W. 127.7 feet to an iron pin on the Northeast edge of a 9-foot alley; thence with said alley; ~~thence with said alley~~, N. 62-00 W. 53 feet to an iron pin; thence N. 26-30 E. 102.9 feet to an iron pin; thence N. 34-30 E. 47.4 feet to an iron pin on the Southwest side of Buncombe Street; thence with the Southwest side of Buncombe Street, ~~S. 33-00 E. 52.4 feet~~ to the Southwest side of Buncombe Street, S. 33-00 E. 52.4 feet to the beginning corner.

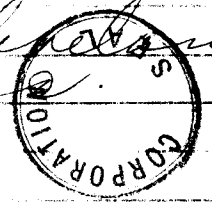
This property was conveyed to me by deed of Florence Hillhouse dated February 15, 1946 recorded in the R.M.C. Office for Greenville County, S.C. in Deed Book 287, at page 110.

TOGETHER with all my right in and to that 9-foot alley along the rear of said property which runs to the East side of Whitner Street including the right of ingress and egress over and upon said alley from the East side of Whitner Street to the rear of the above property and the mortgagor also owns the property on the East side of Whitner Street over which said alley-way extends and agrees that the said 9-foot alley shall at all times remain open and unobstructed so as to provide free access from Whitner Street to the above described property.

Paid and Satisfied in full this 28th June, 1956

Liberty Life Insurance Co.

By: G. H. Cleland act Sec.



Wit: Betty R. Kauland, Bobbie J. Rogers

SATISFIED AND CANCELLED OF RECORD DAY OF May 1956 FOR GREENVILLE COUNTY, S. C. 10:45 A.M. NO. 10450