

The State of South Carolina,

County of Greenville.

To All Whom These Presents May Concern:

Whereas, I, JOEL A. SIMS, the said Joel A. Sims, hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, indebted to L. A. Moseley hereinafter called the mortgagee(s), in the full and just sum of Seventy-nine Hundred Twenty-nine &

04/100 ----- DOLLARS (\$ 7,929.04)

\$75.00 on the 20th day of each and every month, commencing August 20, 1948 and continuing up to and including January 20, 1951; thereafter the sum of \$55.00 on the 20th day of each and every month, commencing February 20, 1951 and continuing up to and including December 20, 1952, with unpaid balance due and owing on January 20, 1953; payments to be applied first to interest, balance to principal,

, with interest thereon from date at the rate of five (5%) percentum per annum, to be computed and paid monthly

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; 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(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to me, the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt wherof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said L. A. Moseley, his heirs and assigns, forever:

All that certain piece, parcel or lot of land situate, lying and being on the Southeast side of Perry Road, near the City of Greenville, in the County of Greenville, State of South Carolina, being shown as Lot No. 7 on Plat of Property of L. A. Moseley, made by Dalton & Neves, Engineers, June 1940, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book J, page 239, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Perry Road, at joint front corner of Lots 6 and 7, and running thence along the line of Lot 6, S. 43-45 E. 145 feet to an iron pin; thence S. 43-15 W. 30 feet to an iron pin; thence with the line of Lot 8, N. 46-45 W. 145 feet to an iron pin on the Southeast side of Perry Road; thence with the Southeast side of Perry Road, N. 43-15 E. 60 feet to the beginning corner.

This is the same property conveyed to me by deed of L. A. Moseley and this mortgage is given to secure the remaining portion of the purchase price.