

GREENVILLE CO. S. C.

The State of South Carolina,
County of GREENVILLE

DEC 7 11 59 AM 1954

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

Roy C. Simpson

SEND GREETING:

Whereas, I, the said Roy C. Simpson
hereinafter called the mortgagor(s)
in and by my certain promissory note in writing, of even date with these presents, am well and truly
indebted to Paul B. Byrum
hereinafter called the mortgagee(s), in the full and just sum of - - - - -
SEVEN THOUSAND AND NO/100 - - - - - DOLLARS (\$ 7,000.00), to be paid
five years after date,

with interest thereon from date
at the rate of Five (5%) percentum per annum, to be computed and paid
semi-annually

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 at 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 whereof is hereby acknowledged, have granted, bargained, sold and released and by these Presents do grant, bargain, sell and release unto the said Paul B. Byrum, his heirs and assigns, forever:

All that lot of land with the improvements thereon situate, lying and being on the North side of Tindall Avenue in the City of Greenville, in Greenville County, S. C., shown as the greater portion of Lot 4 on plat of property of Mrs. Stella K. Tindall, made by Dalton & Neves, Engineers, January 1931, recorded in the R. M. C. office for Greenville County, S. C. in Plat Book "H", Page 280, and having, according to said plat, the following metes and bounds, to wit:

BEGINNING at an iron pin on the North side of Tindall Avenue at joint front corner of Lots 3 and 4 and running thence with the line of Lot 3, N 1-57 E 175 feet to an iron pin; thence N 88-54 E 63 feet to an iron pin at corner of Lot now or formerly of Lillie M. Meyers; thence along the Meyers line in a Southerly direction 175.4 feet, more or less, to an iron pin on the North side of Tindall Avenue at joint front corner of Lots 4 and 5; thence along the North side of Tindall Avenue, S 88-54 W 62 feet to the beginning corner.

This being the same property conveyed to Susan B. Simpson by deed of Piedmont Lumber Company, dated September 18, 1936 and recorded in the R. M. C. office for Greenville County, S. C. in Deed Book 185, Page 70. Subsequently, Susan B. Simpson died intestate and by her will, on file in Apartment 525, File 24, Probate Court for Greenville County, S. C., she devised the above described property to the mortgagor, Roy C. Simpson.

*Paid and satisfied in full this
7th day of December, 1954.*

*Witness
Christina
Signed:
Paul B. Byrum*

*7th
Ollie Farnsworth*

T 9151 A 28257