

FIRST MORTGAGE ON REAL ESTATE

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, W. Elvis Sims

and Louise C. Sims.

(hereinafter referred to as Mortgagor) SEND(S) GREETING

WHEREAS, the Mortgagor is well and truly indebted unto LAURENS FEDERAL SAVINGS AND LOAN ASSOCIATION, LAURENS, S. C. (hereinafter referred to as Mortgagee), as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference in the sum of ~~---TWENTY-THREE HUNDRED AND NO/100---~~ DOLLARS (\$ 2300.00), with interest thereon from date at the rate of ~~---SIX---~~ (6 %) per centum per annum, said principal and interest, to be repaid as therein stated, and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$300) to the Mortgagor in hand well and truly paid by the Mortgagee and before the sealing 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:

All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Dunklin Township, containing 1.2 acres, more or less, and fronting on the Dunklin Bridge Road for 210 feet, extending back therefrom in parallel lines for 250.7 feet, and being 210 feet in the rear, and bounded on the Southwest by said Dunklin Bridge Road, and on all other sides by lands of R. L. Simms; the lot herein described is more fully shown by a plat thereof, made by T. J. Leslie, Surveyor, for W. Elvis Sims, dated January 14, 1952, said plat being filed for record in the office of RMC for Greenville County simultaneously with this mortgage.

This being the identical land conveyed to mortgagors by R. L. Simms by deed dated January 29, 1952, and recorded in the office of RMC for Greenville County simultaneously with this mortgage.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging, or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.