

MORTGAGE

STATE OF SOUTH CAROLINA, }
COUNTY OF Greenville }

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Helen A. 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 **TEN THOUSAND AND no/100** - - - - -
DOLLARS (\$ 10,000.00), 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 (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at 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, Fairview Township, in the Town of Fountain Inn, lying on the West side of Weston Street with the following metes and bounds, to-wit: BEGINNING at an iron pin on West side of Weston Street, corner of lot formerly belonging to Hughes, running thence along line of said lot S 32 1/2 W. 2.55 to an iron pin, corner of C. P. Armstrong lot; thence along the Armstrong line S. 55 1/4 E. 1.83 to an iron pin on line of lot of Mrs. Irene Humphries, formerly Kellett; thence along the Humphries line N. 37 E. 1.90 to an iron pin on Weston Street; thence along said Street N. 37 1/4 W. 2.14 to the beginning corner, and containing fifty-five one-hundredths (55/100) of one acre, more or less. This being the same lot of land upon which is situated a brick-veneer residence where we now reside. Bounded by lot of Mrs. Irene Humphries, Armstrong, lot hereinafter described and Weston Street.

-ALSO-

All that other piece, parcel or lot of land in Fairview Township, County and State aforesaid and in the Town of Fountain Inn, lying on the West side of Weston Street and having the following metes and bounds, to-wit: BEGINNING at an iron pin on West side of Weston Street, North-east corner of the above described lot, running thence with line of said lot in a southwesterly direction 181 feet to a point on line of C. P. Armstrong; thence in a Northwesterly direction 80 feet to an iron pin; thence in a Northeasterly direction 207 feet to an iron pin on Weston Street; thence along Weston Street 80 feet to the beginning corner. Bounded by the first within described lot, Armstrong Lot, Lot formerly belonging to J. W. Putman, now owned by Sanders, Lot formerly belonging to 1st Presbyterian Church, now owned by Walton, Weston Street and others.

This being the identical land conveyed to the Mortgagor by J. C. Simms by deed dated October 19, 1943, and recorded in the office of R. M. C. for Greenville County in Deed Book M, Page 41.

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.

[Handwritten notes and signatures at the bottom of the page, including the number 527.]