



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF Greenville

To All Whom These Presents May Concern:

I, Dr. L. B. Sims, of Greenville County, SEND GREETING:

WHEREAS, I the said Dr. L. B. Sims

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Three Thousand and No/100 - - - - - (\$ 3,000.00 )

Dollars, with interest at the rate of five (5%) per centum per annum, to be repaid in instalments of

Thirty and No/100 - - - - - (\$ 30.00 ) Dollars upon the first

day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That I, the said Dr. 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, ac-

ording to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Dr. L. B. Sims

in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, 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 FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and in Greenville Township, being known and designated as the southern portion of Lot No. 5 of the property of L. C. Proffitt as shown on plat thereof made by Dalton & Neves in August, 1941, and having, according to said plat, the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the corner of Lot No. 6 on the west side of the Camp Road, which point is 180 feet north of the intersection of the old Paris Mountain Road with Camp Road (old U. S. Highway No. 29), and running thence along the line of Lot No. 6, N. 58-24 W. 81 feet to an iron pin at the rear corner of Lot No. 4; thence along the rear line of Lot No. 4, N. 8-07 E. 55 feet, more or less, to an iron pin in the rear line of Lot No. 4; thence on a new line across Lot No. 5, S. 58-24 E. 103 feet, more or less, to an iron pin in the front line of Lot No. 5 on the west side of the Camp Road; thence along the west side of said Camp Road, S. 31-36 W. 50 feet to the beginning corner, including the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty. Being the same conveyed to me by L.C. Proffitt by deed dated May 31, 1950 and recorded in the R. M. C. office for Greenville County in Vol. 411, at page 291."