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THE STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, we, the said R. J. Mimms and Pansy W. Mimms
 in and by a certain promissory note in writing, of even date with these
 Presents, are well and truly indebted to Gus Smith
 in the full and just sum of Seven Thousand (\$7,000.00) Dollars
 to be paid as follows: \$55.36 per month

which includes ~~with~~ interest thereon ~~thereon~~

at the rate of 5% per centum per annum, to be computed and paid monthly, the first payment to be on the 5th day of October, 1953 and on the 5th day of each month thereafter until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, 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 promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' 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 we, the said R. J. Mimms and Pansy W. Mimms
 in consideration of the said debt and
 sum of money aforesaid, and for the better securing the payment thereof to the said Gus Smith
 according to the terms of the said note, and also in
 consideration of the further sum of Three Dollars, to us, the said R. J. Mimms and Pansy W.
 Mimms, in hand well and truly paid by the said Gus Smith
 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 Gus Smith

All that certain piece, parcel or lot of land situate, lying and being on the North side of Perry Avenue, in the City of Greenville, S. C. and being known and designated as Lot # 7 as shown on plat of property of "McBee Estates", prepared by Dalton & Neves, Engineers, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the North side of Perry Avenue, which pin is 300 feet West of the intersection of Perry Avenue and an unnamed street, the joint corners of Lots 6 and 7 and running along the joint line of said lots N. 19-00 E. 175 feet to the rear joint corner of said lots; thence along the line of other property formerly owned by Floride Smith McBee, as Executrix, N. 71-00 W. 29 feet to a point; thence continuing along the line of the property of Floride Smith McBee, as Executrix, N. 67-25 W. 20.1 feet to an iron pin, the rear joint corner of lots 7 and 8, thence along the joint line of said lots S. 22-35 W. 175 feet to an iron pin on the North side of Perry Avenue; thence along the North side of Perry Avenue S. 67-25 E. 30.4 feet to a point; thence continuing with the North side of Perry Avenue, S. 71-00 E. 30 feet to the beginning corner.

The mortgagees shall have the right of anticipation after one year without penalty.