

THE STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

NOV 13 2 51 PM '54

To All Whom These Presents May Concern:

I, J. M. Sims

SEND GREETING:

Whereas, I, the said J. M. Sims  
in and by my certain promissory note in writing, of even date with these  
Presents, am well and truly indebted to B. C. Givens

in the full and just sum of Four Hundred Fifty & no/100 - - - - - Dollars

, to be paid as follows: \$150.00 November 14, 1954 and  
\$150.00 on the 14th day of each November thereafter until paid  
in full

, with interest thereon from date

at the rate of 6 per centum per annum, to be computed and paid annually

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 I, the said J. M. Sims

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said B. C. Givens

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said J. M. Sims

, in hand well and truly paid by the said B. C. Givens

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 B. C. Givens his Heirs and Assigns forever:

All that certain piece, parcel or tract of land lying, being and situate in the County and State aforesaid, Dunklin Township, containing 1.38 acres, more or less, according to a plat made by T. J. Leslie, Reg. Surveyor, on February 15, 1951, with the following metes and bounds, to-wit: Beginning at an iron pin on line of land of Mrs. Sallie E. Sims and running thence S. 35-1/2 E. 221 feet along line of land of the said Mrs. Sallie E. Sims to a stone, corner with lands of M. E. Sims; thence along line of land of M. E. Sims S. 55-3/4 W. 278 feet to a stone across and on the West side of the Dunklin Bridge Road; thence N. 47 W. 183 feet to a stone; thence N. 48 E. crossing the said Dunklin Bridge Road and along other lands of R. L. Sims 323 feet to an iron pin, the point of beginning, and bounded by lands of M. E. Sims, Mrs. Sallie E. Sims and lands of R. L. Sims. Being the same land conveyed to me by deed of R. L. Sims on the 20th day of February 1951 of record in the Office of the R. M. C. for Greenville County, S. C., in Deed Book 429, Page 353.

There being situate on the within described premises a four room cottage dwelling where I now reside.