

First Mortgage on Real Estate

MORTGAGE

MAY 12 21 11-1946

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

James D. Sims and Ruth Hall Sims (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, 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 Five Thousand and No/100 - - - - - DOLLARS (\$5000.00), with interest thereon from date at the rate of Five and one-half (5½) 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, in Paris Mountain Township, and being more particularly described as follows:

"BEGINNING at an iron pin on the North Parker Road (formerly New Poor House Road) corner of property owned by Bolt and running thence S. 80 E. 491.7 feet to an iron pin; thence S. 60 E. 165 feet to an iron pin in branch; thence with the branch N. 28½ E. 165 feet to an iron pin; thence N. 59 W. 379.5 feet to an iron pin; thence S. 62 W. 204.6 feet to an iron pin; thence S. 86½ W. 217.4 feet to an iron pin in said road; thence with said road S. 4 E. 85.14 feet to the beginning corner; and being the same premises conveyed to the mortgagors herein by two separate deeds, one from Vergie Hudson dated 2nd March, 1946, recorded in Volume 294, at page 28; and the other from Eva L. Hudson by deed dated 2nd March, 1946, recorded in Volume 294 at page 29."

ALSO:

"All that piece, parcel and tract of land in Paris Mountain Township in the County of Greenville, State of South Carolina:

"BEGINNING at an iron pin on the N. Parker Road thence N 86° 30' E 217.14 feet to an iron pin; thence N 62° 00' E 106.31 feet to an iron pin; thence S 86° 30' W 307.55 feet to an iron pin S 30 30' W 50 feet to the point of beginning."

Being the same premises conveyed to James D. Sims by Mrs. Virgie Hudson by deed to be recorded.

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.