

State of South Carolina

2:35 PM 1955
MORTGAGE OF REAL ESTATE

County of Greenville

OLLIE FARNSWORTH
R. M. C.

To All Whom These Presents May Concern:

I, Ray S. Sims SEND GREETINGS:

WHEREAS, I the said Ray S. Sims

in and by my certain promissory note, in writing, of even date with these presents, well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of THREE THOUSAND and no/100----- (\$ 3,000.00) Dollars,

with interest at the rate of six (6 %) per centum per annum, to be repaid in installments of Thirty and no/100----- (\$ 30.00) Dollars upon the first

day of each and every calendar month hereafter 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 a ten per cent attorney's fee besides 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 Ray S. Sims

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me, the said

Ray S. Sims in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION 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 WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, 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, in Chick Springs Township, about one mile Southwest of the Town of Greer, on the North side of Grove Street, and being known and designated as lot no. Thirty-two (32) of the Pleasant Heights Development of the R. A. and I. B. Dobson property as shown on plat prepared by H. L. Dunahoo, Surveyor, dated Sept. 4-5, 1950, and which plat has been recorded in the R. M. C. Office for said County in Plat Book T, pages 274 and 275; and having the following courses and distances, to-wit: Beginning at a Stake on the North side of Grove Street at the Southwest corner of lot no. 31 as shown on said plat, and running thence with the North side of said street N.84-30 W.100 feet to the Southeast corner of lot no. 33 as shown on said plat, thence with the common line of said lots nos. 32 and 33 N.5 E.180 feet to lot no. 34 as shown on said plat, thence S.79-00 E.100 feet to the Northwest corner of said lot no. 31, thence with the common line of said lots nos. 31 and 32 S.5 W.170 feet to the beginning point. Bounded on the North by said lot no. 34, on East by said lot no. 31, on South by Grove Street, and on West by lot no. 33. This being the same property which was conveyed to W. A. Boyter by I. B. Dobson, Individually and as Executor of the Will of R. A. Dobson, Deceased and by L. M. Dobson, as Executor of the Will of R. A. Dobson, Deceased by deed recorded in the R. M. C. Office for said County in Deed Book 439, page 204. And being the same property which was conveyed to mortgagor herein by W. A. Boyter by deed dated this date, which deed will be recorded forthwith in the said R. M. C. Office. For a more particular description see the aforesaid plat.