

BOOK 712 PAGE 102

The State of South Carolina,

COUNTY OF GREENVILLE

FILED  
GREENVILLE CO. S. C.

MAY 1 3 30 PM 1957

OLLIE FADSWORTH  
R.M.C.

To All Whom These Presents May Concern:

DR. L. B. SIMS

SEND GREETING:

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

hereinafter called the mortgagor(s) in and by my certain promissory note in writing, of even date with these presents, am well and truly indebted to The South Carolina National Bank of Charleston, Greenville, S. C.

hereinafter called the mortgagee(s), in the full and just sum of Fifteen Thousand and No/100 -----

----- DOLLARS (\$ 15,000.00), to be paid

six months after date

, with interest thereon from date

at the rate of five and one-half (5½%) semi-annually percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, 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 its 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 ten (10%) per cent, of the indebtedness as attorney's 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 mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The South Carolina National Bank of Charleston, Greenville, S. C., its successors and assigns, forever:

ALL that lot of land with the buildings and improvements thereon situate on the Southwest side of Buncombe Street in the City of Greenville, in Greenville County, S. C., being shown as Lot No. 5 on plat made by Pickell and Pickell, Engineers, February 6, 1946, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "B", page 107, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Buncombe Street, formerly R. H. Stewart corner, running thence S. 34-30 W. 47.4 feet to an iron pin; thence S. 26-30 W. 102.9 feet to an iron pin on the North side of a 9-foot alley; thence along the North side of said alley S. 62 E. 53 feet to an iron pin; thence N. 25-45 E. 127.7 feet to an iron pin on the Southwest side of Buncombe Street; thence along the Southwest side of Buncombe Street N. 33-0 W. 52.4 feet to the beginning corner.

Together with all my right, title and interest in and to that 9-foot alley along the rear of the said property which runs to the East side of Whitner Street, including the right of ingress and egress over and upon said alley from the East side of Whitner Street, to the rear of the above property, and the mortgagor also owns the property on the East side of