

JUL 31 4 49 PM 1953

BOOK 754 PAGE 253

OLLIE M. BIRTH  
**MORTGAGE**

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

To ALL WHOM THESE PRESENTS MAY CONCERN:

I, **BROADUS C. SIMS**

of

, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

**C. DOUGLAS WILSON & CO.**

, a corporation

organized and existing under the laws of **South Carolina**, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of **Twelve Thousand One Hundred Dollars (\$12,100.00)**, with interest from date at the rate of **five & one-fourth** per centum (**5 1/4%**) per annum until paid, said principal and interest being payable at the office of **C. Douglas Wilson & Co.** in **Greenville, South Carolina**, or at such other place as the holder of the note may designate in writing, in monthly installments of **Eighty-one and 55/100** -----Dollars (**\$81.55**), commencing on the first day of **September**, 19**58**, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of **August**, 19**78**.

Now, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, the following-described real estate situated in the County of **Greenville**, State of South Carolina:

All that lot of land in the City of Greenville, County of Greenville, State of South Carolina, known and designated as Lot No. 35 and a rear portion of Lot No. 36 on plat of G. F. Cammer, recorded in Plat Book L, page 115 in the R.M.C. Office for Greenville County, S. C. and having according to said plat and a recent survey made July 1958 by R. W. Dalton, the following metes and bounds, courses and distances, to wit:

BEGINNING at an iron pin on the southeast side of Cammer Avenue, the front joint corner of Lots Nos. 35 and 36, thence with the south-east side of Cammer Avenue, S. 41-12 W. 67 feet to an iron pin, corner of Lot No. 34; thence with the line of said lot, S. 48-48 E. 218.9 feet to an iron pin, corner of Lot No. 42; thence with the rear line of Lots Nos. 42 and 41, N. 35-07 E. 130.7 feet to an iron pin on the southwest side of Meyers Drive (formerly Marietta Street); thence with the southwest side of Meyers Drive, N. 47-38 W. 11 feet to an iron pin; thence through Lot No. 36, S. 35-07 W. 63.5 feet to an iron pin in the joint line of Lots Nos. 35 and 36; thence with the joint line of said lots, N. 48-48 W. 200.8 feet to the beginning corner.

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 equipment now or hereafter attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

*n. y. n. y.*  
The debt hereby secured is paid in full and the lien of this instrument is satisfied this  
[Signature]  
[Signature]  
Witness [Signature]  
Witness [Signature]