

BOOK 788 PAGE 430

THE STATE OF SOUTH CAROLINA 20 10 09 AM 1959

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, We, the said Waymon E. Sims and Clara Ann S. Sims in and by our certain promissory note in writing, of even date with these Presents, are well and truly indebted to J. T. Abercrombie in the full and just sum of Seventy-Five Dollars (\$75.00) to be paid at the rate of \$15.00 per month, commencing June 14, 1959

~~xxxx Interest Notes From~~

~~xxxx percentum per annum, to be computed and paid~~

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 we, the said Waymon E. Sims & Clara Ann S. Sims, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said J.T. Abercrombie according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said Waymon E. Sims and Clara Ann S. Sims, in hand well and truly paid by the said J. T. Abercrombie 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 J. T. Abercrombie, his heirs and assigns, forever:

All that piece, parcel or lot of land, lying and being in the County of Greenville, State of South Carolina, Dunklin Township, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west corner of the property now owned by Waymon E. Sims, and running S. 85 yards; thence E. 70 yards to a pine tree; thence N. 75 yards to an iron pin to the beginning corner, containing one acre more or less. thence W. 70 yards

This being the same lot of land conveyed to me by deed of J. T. Abercrombie on the 22nd day of May, 1959.