

BOOK 799 PAGE 198

MORTGAGE OF REAL ESTATE—Offices of Love, Robinson & Arnold, Attorneys at Law, Greenville, S. C.

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

NOV 8 9 59 AM 1959

MORTGAGE

OLLIE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Wayman E. Simms and Clara Ann S. Simms

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto State Bank & Trust Company, Ware Shoals Branch

(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 Three Thousand Six Hundred and No/100--- DOLLARS (\$ 3,600.00),

with interest thereon from date at the rate of SIX per centum per annum, said principal and interest to be repaid:

In Sixty monthly instalments of \$60.00 each on the 7th day of each month hereafter until paid in full; with interest thereon from date at the rate of six (6%) per cent, per annum, to be computed and paid annually in advance, until paid in full;

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 purposes:

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 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 Dunklin Township, and described as follows:

Tract #1: A tract on the Southern side of Dunklin Bridge Road, bounded on the East and South by lands of J. T. Abercrombie, on the North by Dunklin Bridge Road and on the West by land now or formerly owned by Otis Barker, and containing one acre, more or less; being the same property conveyed to Wayman E. Simms by Deed recorded in Deed Book 594, at page 393, R.M.C. Office for Greenville County.

Tract #2: BEGINNING at an iron pin on the West corner of property now owned by Wayman E. Simms, and running thence S. 85 yards; thence E. 70 yards to a pine tree; thence N. 75 yards to an iron pin; thence W. 70 yards to the beginning corner; containing one acre, more or less; being the same property conveyed to the Mortgagors by Deed recorded in Deed Book 625, at page 503, R.M.C. Office for Greenville County.

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.

RECORDED IN DEED BOOK OF RECORD
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NOV 10 1959
R.M.C. FOR GREENVILLE COUNTY S.C.
AT THE COUNTY CLERK'S OFFICE