

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

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

FILED  
GREENVILLE CO. S. C.  
MORTGAGE AUG 29 8 07 AM 1959

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Horace G. Ledford

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

WHEREAS, the Mortgagor is well and truly indebted unto **Virginia Simkins, as Committee for John E. Simkins,** (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

SIX THOUSAND AND NO/100—

DOLLARS (\$ 6,000.00 ),

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

Principal to be paid in monthly installments of \$50.00 each on the first day of each month hereafter, beginning October 1, 1959, until paid in full, with interest thereon from Aug. 29, 1959, at the rate of six per cent, per annum, to be computed and paid semi-annually, 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, parcel 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, near Marietta, according to a plat of J. C. Hill, made July 28, 1959, known as portion of Jessie T. Hood Estate, and having the following metes and bounds:

BEGINNING at a nail and cap in the center of Talley Bridge Road; thence S. 29-15 E. 21 feet to an iron pin on the southeastern side of said road; thence S. 2-20 E. 447 feet to an iron pin; thence along the line of the Bowers property, S. 68-0 E. 1789.3 feet to an iron pin; thence continuing S. 27-0 E. 1907 feet, more or less, to middle of Saluda River; thence Northeast down the center of Saluda Rive (traverse being N. 68-30 E. 462 feet, more or less); thence from the center of Saluda River N. 27-0 W. 1845.4 feet along the line of the Gilreath property to an iron pin; thence N. 52-0 W. 2182.8 feet; still along the Gilreath property to an iron pin in the center of Talley Bridge Road; thence down the center of Talley Bridge Road, S. 61-30 W. 257 feet to an iron pin; still continuing S. 53-0 W. 125 feet to an iron pin; still continuing in the center of said road, S. 36-0 W. 122 feet to the beginning corner; containing 49.16 acres, more or less.

Being the same property conveyed to Mortgagor by deed of E. C. Trammell, as Committee for Jessie T. Hood, to be recorded.

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.

*Paid and satisfied in full this Feb. 28, 1967.*

*Virginia Simkins  
Committee for John E. Simkins*

*Witness - Ollie Farnsworth*

SATISFIED AND CANCELLED OF RECORD

DAY OF *May* 19*67*  
*Ollie Farnsworth*

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT *7:30* O'CLOCK *A* M. NO. *26323*