

Fountain Inn Federal Savings & Loan Association

Fountain Inn, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JERRY W. O. SIMS

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

WHEREAS, the Mortgagor is well and truly indebted unto FOUNTAIN INN FEDERAL SAVINGS AND LOAN ASSOCIATION OF Fountain Inn, S. C. (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 **Eight Thousand and No/100**

DOLLARS (\$ **8,000.00**), with interest thereon from date at the rate of **Six and One-Half** per centum per annum, said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable.

November 1, 1981

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 hereby grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

All that 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, in the vicinity of Fountain Inn, S. C., containing 0.6 acre, more or less, as shown on plat of Jerry Simms Property, recorded in plat book ²² at page 67, and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin in the center of a small unnamed road, which small road runs off of the southern side of Goldsmith Road at a point approximately 500 feet southwest of the intersection of Goldsmith Road and Jones Mill Road, which point is 598 feet from the middle of Goldsmith Road, and running thence S 64-30 E, 175 feet to an iron pin; thence S 25-30 W, 150 feet to an iron pin; thence N 64-30 W, 175 feet to an iron pin in the center of said road; thence with the center of said road, N 25-30 E, 150 feet to the point of beginning, and being a portion of the property conveyed to William S. Simms in deed book 230 at page 245, and the same to us by deed of even date by William S. Simms.