

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

JUL 6 12 20 PM 1962  
D.L.L.E. FILING NORTH  
R. M. C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

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WHEREAS, I, Mary D. Owings,

(hereinafter referred to as Mortgagor) is well and truly indebted unto S. D. Sims, Jr. and H. W. Sims, their Heirs and Assigns forever:

(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

Eleven Hundred Ninety Eight and 21/100----- Dollars (\$ 1198. 21 ) due and payable

six months from date,

with interest thereon from date at the rate of five (5%) per centum per annum, to be computed and paid at maturity until paid in full; all interest not paid when due to bear interest at same rate as principal.

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

All that piece, parcel or lot of land situate, lying and being in Greenville Township, Greenville County, State of South Carolina, being known and designated as the rear portion of Lot #12, Map 3 of the Hammett Estate, which plat is recorded in the R. M. C. Office for Greenville County in Deed Book "HHH", at Page 835, following bounds and metes, to-wit:

BEGINNING at a point on the southeast side of a 40 foot street leading from Hammett Street to the New Buncombe Road, which point is 143.4 feet northeast from the intersection of said 40 foot street and Hammett Street, and running thence along said 40 foot street N. 48-30 E. 50 feet to a 10 foot alley; thence along the line of said alley, S. 32-30 E. 60 feet; thence S. 48-30 W. 50 feet to an iron pin corner of property of Ernestine Willis; thence along line of said property, N. 32-30 W. 50 feet to an iron pin, the point of beginning.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina as shown on a plat of property of A. D. Watts, C. E. Willis, and Ernestine Willis made by C. C. Jones, R. E., in December 1956, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Hammett Street Extension which point is 132.4 feet from the northeast corner of the intersection of Hammett Street Extension and Hammett Street; thence N. 48-26 E. 18.2 feet along Hammett Street Extension to a point; thence S. 33-27 E. 60.6 feet to a point; thence S. 48-50 W. 12.8 feet to a point; thence N. 38-35 W. 60 feet to the beginning corner.

The above is the same property conveyed to the mortgagor by the mortgagees by their deed of even date and recorded herewith.

This is a second mortgage, being junior in lien to a mortgage to Peoples National Bank recorded in Mortgage Book 799, at Page 156.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting 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.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee, forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

RECORDED AND CANCELLED OF RECORD  
R. M. C. OFFICE FOR GREENVILLE COUNTY  
APR 10 1962