

892 Part 498

JUN 12 2 49 PM 1964

THE STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

**To All Whom These Presents May Concern:**

We, James H. Simkins and Elizabeth N. Simkins, SEND GREETING

Whereas, we, the said James H. Simkins and Elizabeth N. Simkins

in and by our certain promissory note in writing, of even date with these

Presents, are well and truly indebted to Francis M. Hipp

in the full and just sum of Two Thousand Five Hundred and No/100 (\$2,500.00) Dollars

to be paid as follows: One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars on May 29, 1963 and One Thousand Two Hundred Fifty and No/100 (\$1,250.00) Dollars on May 29, 1964

, with interest thereon from date hereof

at the rate of six per centum per annum, to be computed and paid annually along with and in addition to principal, 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 James H. Simkins and Elizabeth N.

Simkins, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said Francis M.

Hipp according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to us, the said James H. Simkins and

Elizabeth N. Simkins in hand well and truly paid by the said Francis M. Hipp

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 Francis M. Hipp, his heirs and assigns:

All that piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, in a subdivision known as Northgate and being known and designated as Lot No. 5, Block I, of Northgate, and according to a plat of survey thereof recorded in Plat Book G, at pages 135 and 136, in the R.M.C. Office for Greenville County, South Carolina, being more particularly described as follows:

BEGINNING at a point at the southwest edge of Morningdale Drive, joint front corner of Lots Nos. 5 and 6 and running in a southwesterly direction along the joint line of said lots 153.2 feet, more or less, to a point, joint corner of Lots Nos. 5, 6, 2, 3 and 4; thence in a southeasterly direction along the joint line of Lots Nos. 4 and 5 175.5 feet, more or less, to a point at the southwest edge of Morningdale Drive, joint front corner of Lots Nos. 4 and 5; thence in a northwesterly direction with the southwest edge of Morningdale Drive as it curves a total of 173.3 feet to the point of beginning.

Subject to an easement of a 16-foot alley at the extreme rear of the lot.

*Paid in full and satisfied on this the 4<sup>th</sup> day of June, 1964*

*witness:  
Betty H. Goodman  
Delores S. Brandon*

*Francis M. Hipp  
16<sup>th</sup> June 64  
Dellie Farnsworth  
12:08 P. 35441*