

MAR 24 4 26 PM '69

OLLIE FARNSWORTH
R. M. C.

Travelers Rest Federal Savings & Loan Association

Travelers Rest, South Carolina

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE } ss:

MORTGAGE
Of Real Estate

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Fred E. Simms

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

WHEREAS, the Mortgagor is well and truly indebted unto TRAVELERS REST FEDERAL SAVINGS AND LOAN ASSOCIATION OF Travelers Rest, 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 **Ten Thousand Five Hundred and No/100ths--**

DOLLARS (\$10,500.00), with interest thereon from date at the rate of **Seven** 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.

August 15, 1989

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, near Paris Mountain, being shown and designated as Lot No. 32 on plat of Imperial Hills, made by C.C. Jones, Civil Engineer, dated August, 1964, and recorded in the R.M.C. Office for Greenville County in Plat Book BBB, page 35 and having the following metes and bounds, to-wit:**

BEGINNING at an iron pin on the northeastern side of Darnell Drive at the corner of Lot 33 and running thence **N 42-26 W 70 feet; thence N 32-25 W 70 feet; thence N 62-35 E 165 feet; thence S 31-48 E 85 feet; thence S 42-44 W 158 feet** to the point of beginning and being same conveyed to me by Deed of Eugene Rackley to be recorded of even date herewith.

The above property is conveyed subject to restrictive covenants applicable to Imperial Hills and to rights of way, easements, roadways and building setback lines shown on the aforementioned recorded plat and appearing of public record.

This property is also further subject to a drainage easement on each side of a branch which crosses through said lot as shown on the aforementioned recorded plat.