

FILED

MORTGAGE OF REAL ESTATE—GREENVILLE CO. S. C. L. B. Sims, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

JUN 23 4 30 PM '71

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C. MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

L. B. Sims (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. S. Bradley

(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-----

Fourteen Thousand and No/100-----DOLLARS (\$ 14,000.00),
with interest thereon from date at the rate of seven per centum per annum, said principal and interest to be repaid:
three years after date with the right to anticipate payment in whole or in part at any interest paying period.

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, and in the City of Greenville, on the southwest side of Buncombe Street, shown on a map or plat as made by Pickell & Pickell, Engineers, February 6, 1946 and recorded in the RMC Office in Plat Book B at Page 107 and designated as Lot 5; said lot of land being described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin on the southwest side of Buncombe Street at the corner of a lot formerly owned by R. H. Stewart, and running thence S. 34-30 W. 47.4 feet to an iron pin; thence S. 26-30 W. 102.9 feet to the north side of a 9 foot alley; thence along the north side of said alley S. 62 E. 53 feet to an iron pin; thence N. 25-45 E. 127.7 feet to an iron pin on the southwest side of Buncombe Street; thence with Buncombe Street, N. 33 W. 52.4 feet to the beginning corner; together with all the interest of the mortgagor in and to the said 9 foot alley running along the rear of said property and into Whitner Street. The mortgagor agrees to keep said alley open.

This is the same property conveyed to L. B. Sims by deed of Mrs. Florence Hillhouse, dated February 15, 1946 and recorded in the RMC Office in deed book 287 at page 110.

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.