

1934 680

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ANN ELIZABETH J. SIMISTER (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto **WALTER SIMISTER, JR.**

(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

TWENTY-SEVEN THOUSAND SEVENTY-FOUR AND 99/100 ----- **DOLLARS (\$ 27,074.99)**.
due and payable **on demand after six (6) months from date,**

with interest thereon from date at the rate of **seven/ (7%)** per centum per annum, to be paid: **At Maturity.**

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,

ALL that piece, parcel or lot of land lying and being situate on the southerly side of Lake Fairfield Drive, near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 85, according to Plat of Section I of Lake Forest, prepared by Piedmont Engineering Service July, 1953, as recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book GG, at Page 17, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly side of Lake Fairfield Drive, joint front corner of Lots Nos. 84 and 85; thence along the joint line of those lots S. 22-15 E. 222.8 feet to a point where the joint line of those lots intersect the high water line of Lake Fairfield; thence along the high water line of the said lake, the traverse line of which is S. 68-47 W. 128.6 feet to a point where the joint line of Lots Nos. 85 and 86 intersects the high water line of the said lake; thence along the joint line of Lots Nos. 85 and 86 N. 22-32 W. 221.6 feet to an iron pin at joint front corner of Lots Nos. 85 and 86 on the southerly side of Lake Fairfield Drive; thence along the said drive N. 68-47 E. 130 feet to an iron pin at joint front corner of Lots Nos. 84 and 85, the point of beginning.

The above described property is subject to restrictions recorded in the R.M.C. Office for Greenville County, South Carolina, in Deeds Volume 485, at Page 373. The said property is further subject to recorded easements and rights-of-way.

The above described property is the same conveyed to the Mortgagor by the deed of the Mortgagee to be recorded herewith, and it is understood and agreed that this mortgage is junior to the lien of that mortgage given by the Mortgagor to Fidelity Federal Savings & Loan Association of even date herewith and recorded prior to the recording of this mortgage deed.

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.



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