ers at Law, Greenville, S. C.

MORTGAGE OF REAL ESTATE-Offices of Leatherproof, W.E.O., Todd & Mann, Attorneys at Law, Greenville, CREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

JUN 17 4 47 PH 175 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

R.H.C.

WHEREAS,

William H. Sims and Jo Anne W. Sims,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ira B. Lever and Mabel J. Lever

(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 Eight thousand and No/100

Dollars (\$ 8,000.00 ) due and payable in monthly installments commencing July 1, 1975 and continuing thereafter on the first day of each month, in the amount of \$97.07 each, through May 1, 1985, the remaining balance to be paid on June 1, 1985, said payments to be applied first to interest, the balance to principal

with interest thereon from

date

at the rate of eight

per centum per annum, to be paid:

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's heirs, successors and assigns:

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ALL that piece, parcel or lot of land lying in the City and County of Greenville, State of South Carolina, known as lot 363, Pleasant Valley Subdivision, recorded in the R.M.C. Office in Plat Book P at Page 114 and, according to said plat, described as follows:

BEGINNING at an iron pin on the southern side of Pacific Avenue, which iron pin is 240 feet east of the southeastern intersection of Pacific Avenue with Pasadena Avenue, and running thence S. 0-08 E. 160 feet to an iron pin, thence S. 89-52 W. 60 feet to an iron pin, thence N. 0-08 W. 160 feet to an iron pin on the southern side of Pacific Avenue, thence with the southern side of said avenue, N. 89-52 E. 60 feet to the beginning corner.









Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all 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 is 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.

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