

The State of South Carolina

County of Greenville

GREENVILLE CO. S.
JAN 15 2 17 PM '76
HIE S. TANKERSLEY
R.M.C.

Form No. 115—Mortgage of Real Estate to Secure Note
With Insurance Tax and Attorneys Fee's Clauses
234567890 Revised 11-2

BOOK 1358 PAGE 157

TO ALL WHOM THESE PRESENTS MAY CONCERN: We, Thomas M Simpson and Dorothy P. Simpson,
of the County of Greenville, in the State aforesaid,

SEND GREETING

WHEREAS, We the said Thomas M. Simpson and Dorothy P. Simpson,
of the County of Greenville, State of South Carolina, in and by my certain
promissory note bearing date the same as these presents, for value received,
have promised to pay unto Sun Finance Company-1201, Inc., at 33 Villa Road,
Suite 201, Greenville, South Carolina or order, the sum of SEVEN THOUSAND
FIVE HUNDRED SIXTY AND NO/100 (\$7560.00) DOLLARS with, interest computed
in keeping with the terms and conditions of the South Carolina Consumer
Finance Laws, payable in FORTY-TWO (42) equal, successive monthly install-
ments of ONE HUNDRED EIGHTY AND NO/100 (\$180.00) DOLLARS each, commencing
on February 20, 1976, and continuing on the 20th day of each successive
month thereafter until the whole of said obligation has been paid in full.
IT IS UNDERSTOOD AND AGREED that a LATE CHARGE in keeping with the South
Carolina Consumer Finance Laws will be charged. PROVIDED that upon default
in payment of any monthly installment on its due date the Promissee herein
may, at its option, declare the entire unpaid balance of this obligation at
time of default, to be due and payable at once; and, in case of suit or
collection by an attorney, I also agree to pay all cost of collection,
including a reasonable attorney's fee. IT IS UNDERSTOOD AND AGREED that in
the event the loan is not paid at maturity, the unpaid balance will bear
interest at the rate provided by law.

NOW, KNOW ALL MEN, That We the said Thomas M Simpson and Dorothy P. Simpson,
also hereinafter styled Mortgagor,

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
Sun Finance Company-1201, Inc. also hereinafter styled Mortgagee,

according to the terms of the said note and also in consideration of the further sum of THREE DOLLARS
to the said Mortgagor,

in hand well and truly paid by the said Mortgagees,

at and before the sealing and delivery 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 Sun Finance Company-1201, Inc.,
its successors or assigns the following described real property, to wit:

ALL that piece, parcel or lot of land with all improvements thereon,
situate, lying and being in the State of South Carolina, County of
Greenville, Butler Township, in the Rocky Creek Community, on the West
side of State Highway 14 and having, according to a Plat entitled
"Property of Gerald L. and Linda Smith" prepared by H.S. Brockman, R.L.S.,
Greer, South Carolina, February 26, 1968, and recorded in the R.M.C. Office
for Greenville County in Plat Book XXX, Page 47, and having the following
metes and bounds, to wit:

BEGINNING at an iron pin on the East shoulder of Highway 14, at the
Southeastern corner of the old Woodman Hall lot, now Rector, and running
thence along said shoulder and continuing into the pavement of said
Highway, S. 14-47 W., 172 ft. to a nail and cap near East shoulder;
thence crossing said Highway and continuing on the line of other property
of Otis C. and Betty Jo Bagwell, N. 76-46 E., 210 ft. to an iron pin;
thence continuing along the line of other property of Otis C. and Betty Jo
Bagwell, N. 0-36 W., 239 ft. to a point in private road, which point is
witnessed by an iron pin 9 ft. back on line; thence along a line in said
private road, N. 78-08 E., 116 ft. to a point in said road; thence along
the line of Old Woodman Hall lot, crossing an iron pin at 6 ft. due S. 105.6
ft. to an old pin; thence continuing along the line of the Old Woodman Hall
lot and continuing across said Highway, S. 74-00 E., 141.2 ft. to the
beginning pin.

This is the same property conveyed to the grantors by deed
recorded in the R.M.C. Office for Greenville County in Deed
Book 948, Page 113.

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