

STATE OF SOUTH CAROLINA,
County of Greenville

To All Whom These Presents May Concern:

WHEREAS, Steve Sims

hereinafter called the mortgagor(s), is (are) well and truly indebted to
Venie H. Clark, hereinafter called the mortgagee(s),

in the full and just sum of Twenty Four Thousand and No/100 (\$24,000.00)-----

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

as set forth in note of even date hereof.

with interest from at the rate of per centum per annum until paid;
interest to be computed and paid and if unpaid when due to bear interest at the same
rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent
of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal
proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of
money aforesaid, and for the better securing the payment thereof, according to the terms of the said note,
and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly
paid 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 the
said mortgagee(s) the following described real property:

ALL that piece, parcel or tract of land situate, lying and being in the
State of South Carolina, County of Greenville, being shown and designated
as a ten (10) acre tract on plat of land of Venie Clark surveyed March 17,
and 18, 1977, by John C. Smith, Surveyor and having according to said plat,
the following metes and bounds, to-wit:

BEGINNING at a nail and cap in the center of Old Greenville-Pelzer Highway
being the southernmost corner of property herein conveyed joint front corner
of property herein described and property now or formerly of Bob Boiter;
thence turning and running along the common line N. 42-00 W. 431.4 feet to
nail and cap in the center of railroad right of way; thence turning and
running, N. 34-40 E. along center line of railroad, 867.3 feet to an old
nail; thence turning and running, S. 57-06 E. 160.4 feet to an iron pin;
thence running, S. 35-29 E. 163.0 feet to an iron pin; thence running S.
54-09 E. 55.4 feet to nail and cap in Old Greenville-Pelzer Highway; thence
turning and running along said Highway, the following courses and distances,
S. 11-05 W. 240.5 feet; S. 23-00 W. 192.0 feet, S. 44-27 W. 391.0 feet; S.
56-28 W. 130.6 feet to a nail and cap, point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of
Vennie H. Clark of even date to be recorded herewith.