

Real Estate Mortgage

FILED  
GREENVILLE CO. S. C.

APR 4 4 34 PM '79

DONNIE S. TANKERSLEY  
R.M.C.

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

TO ALL WHOM THESE PRESENTS MAY CONCERN:

THIS MORTGAGE, made this 30th day of March, 19 79, by John Mack Sims and Linda C. Sims hereinafter called the Mortgagor, in the State aforesaid, Witnesseth:

WHEREAS, the said Mortgagor is truly indebted unto UNITED VIRGINIA MORTGAGE CORPORATION, Richmond, Virginia, hereinafter called the Mortgagee, in the sum of Five Thousand Six Hundred and No/100---- (\$5,600.00 ) Dollars, as evidenced by a promissory note of even date herewith, payable to the order of the Mortgagee in 120 consecutive monthly instalments of Eighty-One and 97/100----- (\$81.97 ) Dollars each, the first instalment being due May 15, 1979, and the remaining instalments are due on the 15th day of each month thereafter.

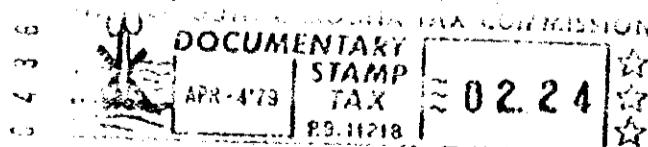
NOW, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor in consideration of the said debts and sums of money aforesaid and for the better securing of the payment thereof, and also to secure the payment of any other sums advanced to said Mortgagor under the terms and provisions of this Mortgage as hereinafter set forth, to the said Mortgagee according to the condition of 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 Mortgagee, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being on the Northern side of Embry Street near the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 42 as shown on a plat entitled, "Section No. 2, Colonial Hills" prepared by Piedmont Engineers & Architects, dated June 17, 1964, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book RR at page 185 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northern side of Embry Street at the joint front corner of Lots Nos. 41 and 42, and running thence with the line of Lot No. 41 N. 5-55 W. 172.1 feet to an iron pin; thence S. 81-00 W. 87 feet to an iron pin at the joint rear corner of Lots Nos. 42 and 43; thence with the line of Lot No. 43, S. 4-50 E. 167.8 feet to an iron pin on the Northern side of Embry Street; thence with the Northern side of Embry Street, N. 84-05 E. 90 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of Jack E. Shaw Builders, Inc., dated July 25, 1966, and recorded in the RMC Office for Greenville County, S. C. in Deed Book 802, at Page 572, on July 26, 1966.

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TOGETHER with all the easements, ways, rights, privileges and appurtenances to the same belonging, including, but not limited to, all and singular the improvements and buildings now or hereafter attached to or used in connection with the above described real estate, all of which shall be deemed realty and conveyed by this mortgage and all of the income, rents and profits which may arise or be had from any portion or all of said property.

TO HAVE AND TO HOLD the property above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Mortgagee, its successors or assigns forever.

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