

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

RECORDED  
FEB 20 1980  
S 10 PM '80  
TAYLORSLEY  
H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, RUTH HALL SIMS

(hereinafter referred to as Mortgagor) is well and truly indebted unto

ASSOCIATES FINANCIAL SERVICES COMPANY OF SOUTH CAROLINA, INC.

(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

Fourteen thousand three hundred sixty-four Dollars (\$ 14,364.00) due and payable  
in eighty-four equal, consecutive monthly installments of \$171.00,  
commencing June 1, 1980, and continuing thereafter until paid in full

as stated in Note of even date

with interest thereon from date / R.S. at the rate of per centum per annum, to be paid:  
AMOUNT ADVANCED \$8,135.95

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, Paris Mountain Township, containing 1.81 acres, more or less, being a part of Tract 96 on Plat 2 of PARKER LAND COMPANY, and having the following metes and bounds:

BEGINNING at an iron pin on the eastern side of North Parker Road at the corner of Sims and running thence N 5 E 271.9 feet to an iron pin at the corner of Jackson; thence S 72-16 E, 427.2 feet to an iron pin at the corner of Gilbert; thence S 27-25 W, 112.7 feet to an iron pin; thence S 66-44 W, 72.7 feet to an iron pin; thence S 88-11 W, 313.3 feet to the point of beginning.

This is the same property conveyed to James D. Sims and Ruth Hall Sims by deed of F. L. Bruce, Jr. and Thomas S. Bruce, recorded in the RMC Office for Greenville County in Deed Book 851, at Page 341. James D. Sims conveyed his interest in the above property to Ruth Hall Sims by deed recorded in Deed Book 1121, at Page 151.

ALSO: ALL that piece, parcel, or tract of land, situate, lying and being in Paris Mountain Township, Greenville County, South Carolina, described as follows:

BEGINNING at an iron pin on the North Parker Road and running thence N 86-30 E, 217.14 feet to an iron pin; thence N 62-00 E, 106.31 feet to an iron pin; thence S 86-30 W, 307.55 feet to an iron pin; thence S 3-30 W, 50 feet to the point of beginning.

This is the same property as that conveyed to James D. Sims and Ruth Hall Sims by deed from Mrs. Virgie Hudson, recorded June 5, 1954, in Deed Book 501, at Page 45. James D. Sims conveyed his interest to Ruth Hall Sims by deed recorded February 27, 1980, in Deed Book 1121, at Page 149.

ALSO: ALL that piece, parcel, or lot of land, situate, lying and being in Paris Mountain Township, Greenville County, South Carolina, known as part of the land conveyed to Eva L. Hudson by Will of E. Bruce Lipscomb adjoining lands Lot No. 1 Virgie Judson and others, and described as follows:

BEGINNING at an iron pin on road and running thence with road, N 4 E, 1.29 chains to iron pin; thence N 86 1/2 E, 3.29 chs to iron pin; thence S 60 E, 4.50 chs. to an iron pin; thence N 80 W, 7.45 chs. to iron pin on road, the beginning corner, and containing 3/4 of an acre, more or less.

CONTINUED ON ATTACHED PAGE

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 it 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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