

1577-1734  
SOUTH CAROLINA

# MORTGAGE

STATE OF SOUTH CAROLINA, }  
COUNTY OF GREENVILLE } ss:

WHEREAS: ROBERT LEONARD SIMS & LINDA F. SIMS

of Greenville, South Carolina, hereinafter called the Mortgagor, is indebted to BANKERS MORTGAGE CORPORATION

, a corporation organized and existing under the laws of South Carolina, hereinafter called Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Fifteen Thousand Nine Hundred & no/100 ~~-----~~ <sup>R/S</sup> Dollars (\$ 15,900.00 ), with interest from date at the rate of fifteen <sup>R/S</sup> ~~-----~~ <sub>L/S</sub> per centum (15.0%) per annum until paid, said principal and interest being payable at the office of Bankers Mortgage Corporation in Florence, SC, or at such other place as the holder of the note may designate in writing delivered or mailed to the Mortgagor, in monthly installments of Two Hundred One & 14/100 ~~-----~~ <sup>R/S</sup> Dollars (\$ 201.14 <sup>R/S</sup> <sub>L/S</sub> ), commencing on the first day of October <sup>R/S</sup> <sub>L/S</sub>, 1982, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 2012.

Now, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) 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, assigned, and released, and by these presents does grant, bargain, sell, assign, and release unto the Mortgagee, its successors and assigns, the following-described property situated in the county of State of South Carolina;

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southwestern side of Cedar Falls Road, near Fork Shoals, being shown and designated as Lot No.10 on a plat of property entitled "Riegel Textile Corporation of Fork Shoals", and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book BB, Pages 156 and 157, and having according to a more recent plat by Carolina Surveying Co., dated August 26, 1982, entitled "Property of Robert Leonard Sims & Linda F. Sims", the following metes and bounds, to-wit:

BEGINNING at an iron pin located on the southwestern side of Cedar Falls Road, at a point 181.4 feet in a southeastern direction from the southeastern side of Lickville Road, (McKelvy Road), and running thence with the southwestern side of Cedar Falls Road, S. 22-05 E., 143 feet to an iron pin; thence with the joint line of Lot Nos. 10 and 11, S. 67-55 W., 214.8 feet to an iron pin; thence with the line of Lot 4, N. 22-01 W., 126.6 feet to an iron pin; thence with the line of Lots 7, 8 and 9, N. 63-33 E., 215.4 feet to an iron pin, the point of beginning.

This being the identical property conveyed to the Mortgagors by deed of James Y. Kellett, said deed to be recorded herewith.

Together with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that the Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder); all fixtures now or hereafter attached to or used in connection with the premises herein described and in addition thereto the following described household appliances, which are and shall be deemed to be, fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned;

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