

5.00 P.M.
 FILED
 GREENVILLE CO. S. C.
 Pleasantburg,
 First Mortgage on Real Estate
 JUL 8 9 38 AM '74
 DONNIE S. TANNERSELEY
 R.M.C. MORTGAGE

BOOK 24 PAGE 433
 BOOK 1277 PAGE 835
 THIS DEED OF JULY 12 74
 FIDELITY FEDERAL SAVINGS AND LOAN ASSN.
 BY *[Signature]*
 WITNESS
[Signature]
[Signature]
 G. Dennis Sims and Kay C. Sims
 (hereinafter referred to as Mortgagor) SEND(S) GREETING:
 676

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE
 TO ALL WHOM THESE PRESENTS MAY COME
 RECORDING FEE
 JUL 12 1974

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of Twenty-nine thousand nine hundred and no/100ths----- DOLLARS

(\$ 29,900.00), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is thirty (30) years after the date hereof, unless extended by mutual consent, the terms of said note and any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee on other or no security:

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, City of Mauldin, being shown and designated as Lot 89 of Section II on a plat of Holly Springs

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