

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Maudie Sims SEND GREETING:

WHEREAS, I, the said Maudie Sims
in and by my certain Promissory note in writing, of
even date with these presents, am well and truly indebted to

Morgan Austin Company
in the full and just sum of Eleven hundred and 100/100

Dollars, to be paid Monthly payments of not less than \$25.00 per month beginning the
15th day of May next, and on the 15th day of each consecutive month there
after until paid in full, given for the purchase of building material
etc. used in erecting residence on lot herein after described.

with interest thereon, from date until paid in full at the rate of 8 per cent. per annum, to be
computed and paid semi-annually

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or
interest be at any time past due and unpaid; then the whole amount evidenced by said note to become immediately due at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of

ten per cent besides all costs and expenses of collection, to be
added to the amount due on said note, to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or
any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which are secured under this mortgage; as in and by the said note, reference
being thereunto had, as will more fully appear.

NOW, KNOW ALL MEN, That I, the said Maudie Sims
in consideration of the said debt and sum of money aforesaid, and for the purpose securing the payment thereof to the said

Morgan Austin Company
according to the terms of said note, and also in consideration of the further sum of Three Dollars, to me, the said

Maudie Sims
in hand well and truly paid by the said

Morgan Austin Company
at and before the signing 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 Morgan Austin Company

All that piece, parcel or lot of land in Greenville Township,
Greenville County, State of South Carolina, near Verner
Springs, and on the corner of Monaghan Avenue and
Keyward Street, and being known and designated as
Lot No. Fourteen (14) and the adjoining one-half (1/2) of Lot
No. Fifteen (15) as shown on plat of the Greenville
Trust Company, which plat is of record in Plat Book "A"
at page 177.

Said land as a whole having a frontage of seventy-
five (75) feet on Keyward Street and one hundred
(100) feet along Monaghan Avenue.

Being the same lot of land, deeded to me by Henry
Pooles 13th day of June 1924, said recorded in
R. M. C. in R. M. C. Office Greenville County Book
82 Page 581.

Handwritten notes and stamps:
- "Satisfied and Released of R.M.C. of Greenville County" (stamped)
- "Recorded in R.M.C. Office Greenville County Book 82 Page 581" (stamped)
- "Maudie Sims" (signature)
- "Morgan Austin Company" (signature)
- "1931" (date)