

MORTGAGE OF REAL ESTATE

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

J. L. W. Simkins

SEND GREETING:

WHEREAS, *J. L. W. Simkins*, the said *J. L. W. Simkins*

in and by *My* certain *promissory* note in writing, of even date with these presents, *from* well and truly indebted to

Virginia Simkins in the full and just sum of *Two Hundred Fifty* Dollars, to be paid *one year after date*

with interest thereon, from *date* in full of *Virginia* at the rate of *7* 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 added to the amount due on the 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 is 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 *J. L. W. Simkins* the said *J. L. W. Simkins* in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said

according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to *the* the said

Virginia Simkins in hand well and truly paid by the said

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 *Virginia Simkins*

All the certain piece, parcel or lot of land situate, lying and being on *N. side* of *the* *Laurens Road*, in the County of *Greenville*, *State of South Carolina*, being known and designated as *Lot No. 5 of Block "C" of Carolina Court*, as shown on Plat recorded in *V. M. C. office for Greenville County* in Plat Book *3* page *96*, and having the following *metes and bounds*, according to said plat, to wit:

Beginning on the *Laurens Road* at corner of *Lot No. 4 of Block "C"* and running thence with the *Laurens Road S. 55-45 E. 67.8 ft.* to corner of *lot No. 6*; thence with line of *Lot No. 6 N. 24-56 E. 198.6 ft.* to a stake on line of *Lot No. 12*; thence with line of *Lot No. 12 N. 55-26 W. 64.1 ft.* to corner of *lot No. 4*; thence with line of *Lot No. 4 S. 25-58 W. 198.4 ft.* to the beginning corner.

It is understood and agreed that this Mortgage is junior to a mortgage given by the mortgagor herein to *South Carolina National Bank of Charleston and Union Trust Company*, as Trustee for *\$125.00*, dated *February 1, 1928*, recorded in *Book 183* page *106*.

State of South Carolina
County of Greenville.

For value received I do hereby assign, set over and transfer the within Mortgage, and the note which it secures to *Virginia Simkins*, as Committee for *John E. Simkins* this *11th* day of *September*, *1929*.

In the presence of:
J. E. Cloin, Jr.
C. C. Hendman

Virginia Simkins

Assignment recorded Dec. 7, 1931 at 5:35 P.M.

State of South Carolina County of Greenville.
For value received I do hereby assign, set over and transfer the within mortgage, and the note which it secures to Virginia Simkins this 11th day of May, 1932.
In the presence of J. E. Cloin, Jr. & C. C. Hendman.
Assignment recorded May 19, 1932 at 10:57 a.m.

RECORDED
MAY 19 1932
MORTGAGE DEPARTMENT
COLUMBIA, S. C.