

MORTGAGE

SEP 29 1972

STATE OF SOUTH CAROLINA, } ss:
COUNTY OF GREENVILLE

To ALL WHOM THESE PRESENTS MAY CONCERN:

We, James J. Sims, Jr. and Emily McD. Sims, of
Greenville, South Carolina, hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

Fidelity Federal Savings & Loan Association, a corporation
organized and existing under the laws of South Carolina, hereinafter
called the 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 Eight Thousand Fifty and No/100
Dollars (\$ 8,050.00), with interest from date at the rate of four & one-quarter per centum
(4 1/4 %) per annum until paid, said principal and interest being payable at the office of Fidelity
Federal Savings & Loan Association in Greenville, South Carolina, or
at such other place as the holder of the note may designate in writing, in monthly installments of
Forty-nine and 91/100 - - - - - Dollars (\$ 49.91),
commencing on the first day of October, 19 52, and on the first day of each month there-
after 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, 19 72.

Now, KNOW ALL MEN, That the 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, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its
successors and assigns, the following-described real estate situated in the County of Greenville,
State of South Carolina: being known and designated as a portion of Lot No. 4 as shown
on Plat of the Property of the Union Central Life Insurance Company, recorded in
Plat Book I at Pages 69 and 70, and also being known and designated as Lot No. 2
as shown on Plat of the Property of A. S. Campbell, recorded in Plat Book Q at Page
199, and being more particularly described by a more recent survey prepared by
J. C. Hill August 29, 1952, as follows:

BEGINNING at an iron pin in the Southeastern side of Razor Drive, at the joint
front corner of Lots Nos. 1 and 2 of the Campbell Plat, and running thence with the
joint line of said lots, S. 71-17 E. 247 feet to an iron pin; thence S. 18-43 W.
75 feet to an iron pin in line of Lot No. 3 on the Union Central Life Insurance
Company Plat; thence with the line of said lot, N. 71-17 W. 247 feet to an iron pin
in the Southeastern side of Razor Drive; thence with the said Drive, N. 18-43 E.
75 feet to the point of beginning.

Said premises being the same conveyed to the mortgagors by Palmetto Enterprises
of Greenville, S. C., by deed to be recorded.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belong-
ing or 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 and equipment now or hereafter
attached to or used in connection with the real estate herein described.

To HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and
assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple
absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the