

MORTGAGE

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

WHEREAS: Ernest Sims and Betty J. Sims

Greenville, S. C. , hereinafter called the Mortgagor, is indebted to

C. Douglas Wilson & Co. , 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 incor-
porated herein by reference, in the principal sum of Fourteen Thousand Nine Hundred and
No/100-----Dollars (\$14,900.00--), with interest from date at the rate of
eight & one-fourth per centum (8½ %) per annum until paid, said principal and interest being payable
at the office of C. Douglas Wilson & Co., P. O. Box 10068
in Greenville, S. C. , 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 One Hundred
Twelve and 05/100-----Dollars (\$ 112.05----), commencing on the first day of
June , 1974 , 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 May, 2004 ,

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 Greenville
State of South Carolina;

ALL that lot of land on the southeast side of Pelham Street and the
Southwest side of Snow Street, near the Town of Greer, in Chick Springs
Township, Greenville County, State of South Carolina, being known and
designated as a portion of Lot No. 1, on plat of Holtzclaw Estate,
known as "Norwood", made by W. N. Willis, Engineer, January 1916, recorded
in the RMC Office for Greenville County, S. C., in Plat Book GG, at Page
119, and having, according to a more recent plat entitled "Property of
Ernest Sims and Betty J. Sims" dated April 1974, made by Dalton & Neves
Co., Engineers, recorded in the RMC Office for Greenville, S. C. in
Plat Book 5G Page 6 , the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeast side of Pelham Street in the
front line of Lot No. 1 at the corner of property now or formerly of Lewis
J. Armstrong and Margaret R. Armstrong, said pin being seventy one feet in
a Southwesterly direction from the point where the Southeast side of
Pelham Street intersects with the Southwest side of Snow Street, and runs
thence through Lot No. 1, and along the line of property now or formerly
of Lewis J. Armstrong and Margaret R. Armstrong S. 55-43 E. 140.2 feet to
an iron pin; thence N. 33-45 E. 71 feet to an iron pin on the Southwest
side of Snow Street; thence along Snow Street N. 55-38 W. 137 feet to an
iron pin at the intersection of Snow Street and Pelham Street; thence
along the southeast side of Pelham Street S. 33-05 W. 71 feet to the
beginning corner.

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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