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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DENNIE S. TANKERSLEY MORTGAGE OF REAL ESTATE
R.M.C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, DR. L. B. SIMS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE SOUTH CAROLINA NATIONAL BANK

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of TEN THOUSAND ONE HUNDRED NINETEEN AND NO/100-----

----- Dollars (\$10,119.00) due and payable

\$168.65 per month for 60 months with the first payment to be March 23, 1976,

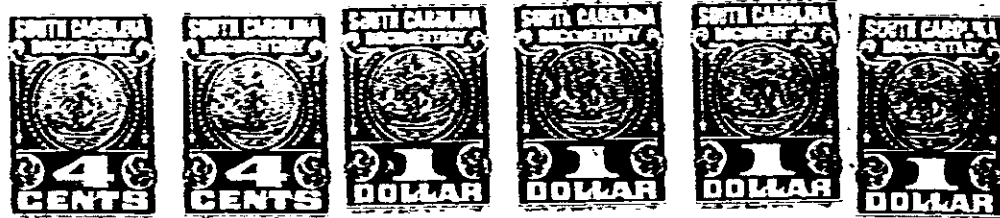
with interest thereon from _____ date _____ annual percentage at the rate of 12.09 per centum per annum, to be paid: monthly in advance

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, in Greenville Township, on the East side of Whitner Street in the First Ward of the City of Greenville and more particularly described as follows:

BEGINNING at a stake on the East side of Whitner Street 243 feet 3 inches from the Southeast corner of Whitner Street and Buncombe Street and running thence in a Southeasterly direction 180 feet, more or less, to stake in the line of the property formerly of Wells, being the dividing line between the Speer and Wells property, at a point 170 feet 4 inches from Buncombe Street, measured along said Wells line; thence with said Wells' line in a Southerly direction 44 feet to a stake; thence in a Northwesterly direction 178 feet, more or less, to a stake on Whitner Street, 303 feet 9 inches from the Southeast corner of Whitner and Buncombe Street; thence with Whitner Street in a Northerly direction 60 feet 6 inches to the beginning corner.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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