

(7) That the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this mortgage or in the note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants of the mortgage, and of the note secured hereby, that then this mortgage shall be utterly null and void; otherwise to remain in full force and virtue.

(8) That the covenants herein contained shall bind, and the benefits and advantages shall inure to the respective heirs, executors, administrators, successors and assigns, of the parties hereto. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Mortgagor's hand and seal this 8th day of May 1979.

SIGNED, sealed and delivered in the presence of:

[Signature]
[Signature]

Aaron Gene Sims (SEAL)

(SEAL)
(SEAL)

1405 PAGE 723

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named mortgagor sign, seal as its act and deed deliver the within written instrument and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 8th day of May, 1979.

[Signature] (SEAL)
Notary Public for South Carolina. Commission Expires
October 20, 1979

Barbara J. Payne

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named mortgagor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person, whomsoever, renounce, release and forever relinquish unto the mortgagee(s) and the mortgagee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 8th day of May, 1979.

[Signature] (SEAL)
Notary Public for South Carolina. Commission Expires
October 20, 1979

Sandra E. Sims

SIDNEY L. JAY (T-2858)

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MAY 8 1979

Aaron Gene Sims

TO

Southern Bank and Trust Company

Mortgage of Real Estate

I hereby certify that the within Mortgage has been this

8th day of May, 1979.

at 12:27 P.M. recorded in Book 1465 of

Mortgages, page 722. As No. _____

Register of Meane Conveyance, Greenville County

SIDNEY L. JAY
ATTORNEY AT LAW
114 Manly Street
Greenville, South Carolina

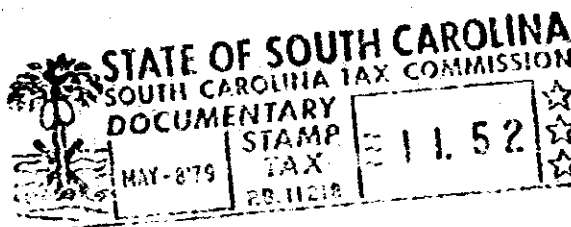
\$28,709.52
6.323 acres Carr Rd

(Continuation from reverse side)

ASB

"6 W", at Page 11, this mortgage being second in priority only to that certain mortgage from the mortgagor to Fidelity Federal Savings and Loan Association, recorded 16 November 1978, RMC Office for Greenville County, S. C., in Mortgage Book 1450, at Page 479, upon which there is a present balance due of \$37,169.14, being the balance due after the May 1, 1979 payment, and is a first mortgage over the remaining tract.

045440



RECORDED MAY 8 1979

at 12:27 P.M.

32500

4328 RV-2

0723