

Mortgagees' Address:  
Piedmont Center, Suite 202  
33 Villa Rd., Greenville, SC 29607

BOOK 1529 PAGE 812

MORTGAGE OF REAL ESTATE—Office of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FILED  
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } S. TANKERSLEY MORTGAGE  
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN: JAMES H. SIMKINS

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto EUGENE C. BROWN

(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 NINETY SEVEN THOUSAND AND

NO /100ths ----- DOLLARS (\$ 97,000.00 ), with interest thereon from date at the rate of 11 7/8 per centum per annum, said principal and interest to be repaid:

In equal monthly installments of \$1,012.68, commencing February 15, 1981, with a like payment on the same date of each month thereafter until December 15, 1990, at which time one half of the entire outstanding principal balance and accrued interest will become immediately due and payable, with the remaining one half outstanding principal balance and accrued interest to be due and payable February 1, 1991. All interest not paid when due to bear interest at the same rate as principal.

The aforementioned mortgage payments are to be made directly to the \*\*\*

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 piece of land being in the State of South Carolina, County of Greenville,~~

ALL that piece, parcel or lot of land, together with buildings and improvements, situate, lying and being at the Northeastern corner of the intersection of Laurens Road with Dunrovin Street (formerly known as James Street) in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 13 and a small portion of Lot No. 14 on a Plat of the Property of Emma C. Poag, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, Page 68, and having, according to a Plat of the Property Eugene C. Brown, made by C. C. Jones, Engineer, dated November 30, 1971, and recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4L, Page 181, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the Northeastern corner of the intersection of Laurens Road with Dunrovin Street and running thence along the Eastern side of Dunrovin Street and N. 34-15 E. 200 feet to an iron pin; thence S. 55-45 E. 85.3 feet to an iron pin in the line of Lot No. 14; thence a new line through Lot No. 14, S. 34-15 W. 200 feet to an iron pin on Laurens Road; thence along the Northern side of Laurens Road, N. 55-45 W. 85.3 feet to an iron pin, the beginning corner.

ALSO, a non-exclusive right of way or easement which was previously conveyed by Bomar Enterprises, Inc. to Eugene C. Brown, his heirs, assigns, executors, and administrators as a covenant running with the land in perpetuity for  
(continued on back)

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

LOVE, THORNTON, ARNOLD & THOMASON  
ATTORNEYS AT LAW  
GREENVILLE, S. C.  
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