

MORTGAGE OF REAL ESTATE

BOOK 1629 PAGE 794

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OCT 7 4 42 PM '83
DONNIE R.M.C.

WHEREAS, Henry J. Mims, Sr. and Juliette B. Mims

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples Life Insurance Company of South Carolina

(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 Fourteen Thousand Dollars & No/100

Dollars (\$ 14,000.00) due and payable

as per the terms of that promissory note dated October 7, 1983

with interest thereon from November 7, 1983 at the rate of 14 1/2 per centum per annum, to be paid: monthly

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

ALL that certain piece, parcel or lot of land in the State of South Carolina, Greenville County, City of Greer, lying on the southern side of East Poinsett Street (formerly Hill Street) and the eastern side of South Main Street and having the following courses and distances, to-wit:

BEGINNING at the southeastern corner of South Main Street and East Poinsett Street and running thence with East Poinsett Street in a easterly direction about 34 feet to a point on the line of property now or formerly of D. M. Ponder; thence with the line of property now or formerly of D. M. Ponder in a southwesterly direction 100 feet to the line of property now or formerly of J. H. Payne; thence with the line of property now or formerly of J. H. Payne in a northwesterly direction 34 feet to South Main Street; thence with the eastern side of South Main Street in a northeasterly direction 100 feet to the beginning corner; subject, however, to a 10 foot alleyway to be left open on the rear of said lot, and a 6 foot sidewalk on South Main Street.

This is the identical property conveyed to the mortgagors herein by deed from Edward E. Baker, Sr. and Jesse B. Jones, of even date to be recorded herewith in the R. M. C. Office for Greenville County .

Makers reserve the right to prepay all or any part of the indebtedness due at any time or times without penalty.

RECORDED
OCT-1983
STAMP
TAX
05.50

400 8

21801

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 such 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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