



State of South Carolina } MORTGAGE OF REAL ESTATE
COUNTY OF Greenville }

To All Whom These Presents May Concern:

I, Dr. L. B. Sims, of Greenville County, SEND GREETINGS:

WHEREAS, I the said Dr. L. B. Sims

in and by my certain promissory note, in writing, of even date with these presents am well and truly indebted to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, in the

full and just sum of Three Thousand and No/100 - - - - - (\$ 3,000.00)
five (5%)
Dollars, with interest at the rate of ~~5 1/4~~ (6%) per centum per annum, to be repaid in installments of

Thirty and No/100 - - - - - (\$ 30.00) Dollars upon the first day of each and every calendar month hereafter in advance, until the full principal sum, with interest has been paid, said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note, shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for ten (10%) per centum attorney's fee beside all costs and expenses of collection, to be added to the amount due on said note, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Dr. L. B. Sims

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, according to the terms of said note, and also in consideration of the further sum of Three Dollars to me,

the said Dr. L. B. Sims in hand well and truly paid by the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Greenville Township, being known and designated as Lot No. 19, Section E, of a subdivision known as Washington Heights according to a plat thereof prepared by N. O. McDowell, Jr. and Julian P. Moore, December, 1944, recorded in the R. M. C. office for Greenville County in Plat Book M, at page 107, to which plat and the record thereof reference is hereby made for a more complete description. This lot faces 62 feet on Washington Loop; 96.6 feet on the East; 55 feet on the north and northeast; and 105 feet on the northwest and the west; being the same conveyed to me by Annie T. Henderson by deed dated November 24, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 489, at page 505.

"This mortgage also covers the plumbing, electrical and heating fixtures now located on said premises, or to be installed thereon, which are hereby expressly agreed to be a part of the realty."