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THE STATE OF SOUTH CAROLINA

COUNTY OF Greenville

To All Whom These Presents May Concern:

Waymon Sims and Clara S. Sims - - - - -

SEND GREETING:

Whereas, We, the said Waymon Sims and Clara S. Sims in and by a certain promissory note in writing, of even date with these Presents, are well and truly indebted to Citizens Bank, Fountain Inn, S. C.

in the full and just sum of Two hundred thirty six and No/100 - - - - - to be paid in monthly instalments of \$12.00 each month on the 17th, commencing August 17, 1954, until paid in full, including interest at the rate of 6%.

thereon from July 17, 1954 at the rate of per centum per annum, to be computed and paid monthly

until paid in full: all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That We, the said Waymon Sims and Clara S. Sims, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Citizens Bank,

Fountain Inn, S. C., according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to us, the said Waymon Sims and Clara S.

Sims, in hand well and truly paid by the said Citizens Bank, Fountain Inn, S. C. 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 Citizens Bank, Fountain Inn, S. C., the following described property, to wit:

"All that certain piece, parcel or lot of land, lying, being and situate in the County of Greenville, State of South Carolina, Dunklin Township, School District 1-F, in or near Princeton on the Northeast side of the Greenville-Augusta paved highway, containing 1.01 1/2 acres, and having, according to a plat of a 2.03 acres lot made by W. M. Nash, Surveyor, November 11, 1933, the following courses: BEGINNING at apoint on the Northeast side of said highway on the line of Mrs. J. S. Ruff and running thence N. 53-3/4 E., for 4.59 chains; thence S. 45 1/2 E., for 2.25 chains; thence S. 53 3/4 W., for 4.59 chains to a point on said highway; thence along said highway, on which it fronts, N. 45 1/4 W., for 2.25 chains to the point of beginning; and bounded on the Northwest by Mrs. J. S. Ruff; on the Northeast by Paul Cothorn; on the Southeast by Robert W. Martin, et al.; and on the Southwest by said highway."