

State of South Carolina,

COUNTY OF GREENVILLE

FEB 11 11 40 AM 1949 VOL 380 PAGE 151 OLLIE FARNSWORTH R.M.C.

To all Whom These Presents May Concern:

I, Robert M. Simkins, Jr.

Whereas, I the said Robert M. Simkins, Jr. SEND GREETING:

in and by my certain Promissory note in writing, of even date with these presents, am well and truly indebted to C. Douglas Wilson & Co.

in the full and just sum of Nine Hundred and No/100 (\$900.00) Dollars, to be paid \$39.89 on the 10th day of March, 1948, and a like payment on the 10th day of each successive month thereafter until paid in full; said payments to be applied first to interest and then to principal. Privilege is expressly granted to pay all or any part of the principal remaining due at any time.

with interest thereon from date at the rate of six (6%) per cent. 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, then 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; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon, besides 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 the said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the said Mortgagor in hand well and truly paid by the said Mortgagee, 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 and release unto the said Mortgagee, and its successor, Heirs and Assigns forever, all and singular that certain piece, parcel, lot or tract of land situate, lying and being in Greenville

County, State aforesaid, in the City of Greenville, being known and designated as lot # 16, as shown on Plat of Forest Heights prepared by Dalton & Neves, Engineers, July 1946, and recorded in Plat Book "P", at Page 71, and being more particularly described, according to said plat as follows:

BEGINNING at an iron pin on the Southwest side of Long View Terrace, joint corner of lots # 15 and 16, and running thence S. 54-42 W. 143 feet to joint corner of lots # 13, 14, 15 and 16; thence with common line of lots # 13 and 16, N. 49-50 W. 78.2 feet to the joint corner of lots # 12, 13, 16 and 17; thence with joint line of lots # 16 and 17, N. 50-46 E. 163.2 feet to an iron pin on Southwest side of Long View Terrace; thence with the curve of said Long View Terrace, S. 35-18 E. 87 feet to the beginning corner. Said premises being the same conveyed to the mortgagor by C. Douglas Wilson & Co. by deed to be recorded herewith.

Paid and Satisfied in full - March 31, 1949, Bessie C. Robinson, Ethel Collins, C. Douglas Wilson & Co., By William P. Cleland, Secy. Secretary, 31 March 49, Ollie Farnsworth # 750

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining. TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee and its successors Heirs and Assigns forever, And I do hereby bind myself, my Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto said Mortgagee and its successors Heirs and Assigns, from and against myself and my Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim same or any part thereof.