

STATE OF SOUTH CAROLINA

County of Greenville

Know all men by these presents that I, *John E. Simkins*, of the County of Greenville, State of South Carolina, for and in consideration of the sum of *Five Hundred Dollars* to me in hand paid by *Virginia Simkins*, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said *Virginia Simkins*, her heirs and assigns forever, all that certain lot or parcel of land situated in the County of Greenville, State of South Carolina, and more particularly described as follows, to-wit:

Lot 10 in Block 10 of the First Addition to the Greenville and Spartanburg Turnpike Road, as shown on the plat of said Block 10, recorded in the office of the Register of Deeds for the County of Greenville, South Carolina, on the 15th day of March, 1910, and more particularly as shown on the plat of said Block 10, recorded in the office of the Register of Deeds for the County of Greenville, South Carolina, on the 15th day of March, 1910, and more particularly as shown on the plat of said Block 10, recorded in the office of the Register of Deeds for the County of Greenville, South Carolina, on the 15th day of March, 1910.

The above described land is *the same conveyed to* by *Virginia Simkins* on the *15th* day of *March* 19*10* deed recorded in the office of Register of Meane Conveyance for Greenville County, in Book *100* Page *100*

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 **Virginia Simkins, Committee for John E. Simkins, her successors**

~~Heirs~~ and Assigns forever.

And ~~we~~ do hereby bind ourselves, our *Heirs, Executors and Administrators* to warrant and forever defend all and singular the said premises unto the said mortgagee, **her successors** ~~Heirs~~ and Assigns, from and against us, our *Heirs, Executors, Administrators and Assigns*, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And ~~we~~, the said mortgagor, agree to insure the house and buildings on said land for not less than **Fifteen Hundred** - - - - - Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event ~~we~~ shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgagor to pay any insurance premium or any taxes or other public assessment or any part thereof the mortgagee may at his option declare the full amount of this mortgage due and payable.

PROVIDED ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if ~~we~~ the said mortgagor do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.