



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 )

Dollars, with interest at the rate of five (5%) 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, in Greenville Township, in Ward 6 of the City of Greenville and being shown and designated as Lots Nos. 37 and 37-A, Section 3, page 95 of the City Block Book, said lots being located on the west side of Wilkins Alley and having, according to plat of Dalton & Neves, dated Sept. 2, 1947, the following metes and bounds, to-wit:

"BEGINNING at an iron pin on the west side of Wilkins Alley at the northeast corner of the property now or formerly belonging to Mauldin and property of B. H. Trammell, and running thence with the west side of Wilkins Alley, N. 9-20 E. 75 feet to an iron pin; thence N. 86-0 W. 60.9 feet to iron pin in line of City School property; thence along line of school property, S. 9-30 W. 63.6 feet to iron pin at corner of Mauldin property; thence along line of Mauldin property, S. 75-45 W. 60.8 feet to an iron pin at the point of beginning, including 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. Being the same conveyed to me by T. H. Fowler by deed dated April 4, 1953 and recorded in the R. M. C. office for Greenville County in Vol. 476, at page 473."