

BOOK 582 PAGE 162

THE STATE OF SOUTH CAROLINA DEC 24 9 18 AM 1953

COUNTY OF GREENVILLE

ALLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, I, the said B. C. Sims
in and by my certain promissory note in writing, of even date with these
Presents, am well and truly indebted to Belton Sims, Jr.

in the full and just sum of Thirteen Thousand Dollars (\$13,000.00)

, to be paid five (5) years from date with privilege
to anticipate any or all of the principal sum

, with interest thereon from date
at the rate of 4 per centum per annum, to be computed and paid annually

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 I, the said B. C. Sims
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said
Belton Sims, Jr. according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said B. C. Sims
, in hand well and truly paid by the said Belton Sims, Jr.

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 Belton Sims, Jr.
his Heirs and Assigns forever:

All that piece, parcel or lot of land in Saluda Township, Greenville
County, State of South Carolina, on the branch waters of Saluda River,
near Farr's Mill, approximately Six and One-half (6½) miles from the
Greenville County Court House, containing 1.87 acres, more or less,
and according to a plat of property of B. C. Sims, made by J. C. Hill,
on August 17, 1949, recorded in Plat Book "W", at page 91, in the Office
of the R. M. C. for Greenville County, South Carolina, described as
follows:

BEGINNING AT twin beech on Saluda River and running thence S.
62-40 E., 462 feet to an iron pin; thence N. 61-E., 120 Feet to an iron
pin on bank of branch; thence with said branch in a Northwesterly
direction, approximately 440 feet to Saluda River; thence with Saluda
River, approximately 300 feet to the point of beginning.

For a more particular description of said property, reference
to said plat is made.

Also,
All that tract of land in Paris Mountain Township, containing
34.11 acres, more or less, in Greenville County, State of South Carolina,
being more particularly described according to an unrecorded plat