

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

AUG 10 3 04 PM 1961

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN;

WHEREAS, I, Broadus C. Sims

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seven Thousand and no/100-----

Dollars (\$ 7000.00 ) due and payable

One Hundred Seventy-five (\$175.00) Dollars quarterly, beginning ninety (90) days from date,

with interest thereon from date at the rate of six(6%) per centum per annum, to be paid quarterly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time (for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in full well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southeast side of Harbor Drive, near the City of Greenville, being shown as Lot No. 17 on Plat of Lake Harbor, made by Dalton & Neves, Engineers, May 1958, recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book MM at Page 15, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southeast side of Harbor Drive, at the joint front corner of Lots 17 and 53, and running then with the line of Lot 53, S. 39-41 E. 275.1 feet to an iron pin; thence continuing S. 39-41 E. to a point in the high water mark of Saluda Lake; thence along the high water mark of Saluda Lake (the traverse line being S. 29-33 W. 127.6 feet) to an iron pin at the rear corner of Lots 17 and 16; thence with the line of Lot 16, N. 29-57 W. 319.8 feet to an iron pin on the Southeast side of Harbor Drive; thence with the Southeast side of Harbor Drive, N. 48-58 E. 32.8 feet to an iron pin in the front line of Lot 17; thence still with Harbor Drive, N. 42-19 E. 32.2 feet to the point of beginning.

Mortgagor, in order to further secure the within note and mortgage, does by these presents assign and transfer and set over to the Peoples National Bank, Greenville, South Carolina, that certain note and chattel mortgage executed and delivered to the mortgagor herein by John S. and Bonnie G. McGee, in the original amount of Sixteen Thousand (\$16,000.00) Dollars.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PAID AND SATISFIED IN FULL THIS  
\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_  
THE PEOPLES NATIONAL BANK  
GREENVILLE, SOUTH CAROLINA  
\_\_\_\_\_  
CASHIER

WITNESS \_\_\_\_\_

SATISFIED AND CANCELLED OF RECORD  
\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_  
R. M. C. OFFICE FOR GREENVILLE COUNTY, S. C.  
\_\_\_\_\_  
M. NO. 111