MORTGAGE OF REAL ESTATE-Mann, Foster, Johnston & Ashard, Attorneys at Law, Justice Building, Greenville, S.

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTHAGE OF REAL ESTATE

anes 1965 mas 469

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Waymon E. Sims and Clara Ann S. Sims

(hereinafter referred to as Mortgagor) is well and truly indebted unto Marion Harris

in monthly installments of \$32.58 each commencing on the 1st day of August, 1967, and a like payment on the first day of each and every month thereafter until the 40th payment, which shall be in the amount of \$53.70

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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 Mortgagoe 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 hand 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 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, in Dunklin Township, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western corner of the property now owned by Waymon E. Sims and running thence South 85 yards to an iron pin; thence East 70 yards to a pine tree; thence North 75 yards to an iron pin; thence West 70 yards to the point of beginning.

This being the same property conveyed to Waymon E. Sims and Clara Ann S. Sims by deed recorded in Deed Book 65 at page 503.

ALSO: All that certain piece, parcel or lot of land in Greenville County, State of South Carolina, containing one (1) acre, more or less, lying on the southern side of Dunklin Bridge Road, Dunklin Township, bounded on the east by land of J. T. Abercrombie, on the south by land of J. T. Abercrombie, on the north by Dunklin Bridge Road, and on the west by property of Otis Barker.

ALSO: All that certain piece, parcel or tract of land lying on the southwestern side of Bunklin Bridge Road shown as 0.15 acres on plat of property of Hortanse W. Abercrombie, which plat is recorded in the RMC Office for Greenville County in Plat Book DDD at page 181 and reference to said plat is hereby craved for a more complete description.

This being the same property conveyed by deed recorded in Deed Book 755 at page 538.

Together with all and singular rights, members, hereditaments, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.