

FILED

MORTGAGE OF REAL ESTATE—Office GREENVILLE, S. C. Gold & Thomason, Attorneys at Law, Greenville, S. C.

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OLLIE FARNSWORTH
R. M. C. MORTGAGE

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN: Waymon E. Sims and Clara Ann S. Sims

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Marion Harris

(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

---Four hundred thirteen and 25/100----- DOLLARS (\$ 413.25),
with interest thereon from date at the rate of 7 per centum per annum, said principal and interest to be repaid:

to be repaid in monthly installments of \$30.00 each beginning on the first day of August, 1971 with a like payment on the first day of each successive month thereafter until paid in full

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 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 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, 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 Dunklin Bridge Road shown as 0.15 acres on plat of property of Hortense 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 the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom and including all heating, plumbing, and lighting fixtures and any other equipment or 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.