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BOOK 1148 PAGE 316

OLLIE FARNSWORTH
MORTGAGE OF REAL ESTATE BY A CORPORATION
R. M. C.

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: SIMPSON ENTERPRISES, INC.,

(herein called mortgagor) SENDS GREETING:

WHEREAS, the said mortgagor, SIMPSON ENTERPRISES, INC.,

a corporation chartered under the laws of the State of South Carolina, is well and truly indebted

to the mortgagee in the full and just sum of Seventeen Thousand Seven Hundred Fifty and No/100 (\$17,750.00)-----

Dollars, in and by its certain promissory note in writing, of even date herewith, due and payable

in ten (10) consecutive annual installments of One Thousand Seven Hundred Seventy-Five and No/100 (\$1,775.00) Dollars each, the first installment being payable on February 16, 1971, and the other installments on the same date in February in each succeeding year until the aforesaid sum with interest shall be fully paid,

with interest from _____ date _____, at the rate of seven (7%) percentum until paid; interest 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 its 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 ten per cent of the indebtedness as attorney's fee, 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 the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee, according to the terms of said note, and also in consideration of the further sum of Three Dollars to the said 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 said

Mrs. L. V. Jones, her heirs and assigns forever:

ALL that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina and having, according to a plat prepared by Dalton & Neves, Engineers, dated February, 1970, and recorded in the R. M. C. Office for Greenville County in Plat Book 4D, at Page 89, the following courses and distances, to-wit:

BEGINNING at a point at the northeast corner of the intersection of Utility Street and River Street and running along the said River Street, N. 27-36 E. 60.33 feet to a point; thence running N. 60-48 W. 69.90 feet to a point; thence following a line in the party wall, S. 27-35 W. 60.58 feet to a point on Utility Street; thence running with said Street, S. 61-00 E. 69.88 feet to a point, the point of beginning, together with all of its right, title and interest in and to that certain right-of-way across the rear of the lot adjoining the above-described lot, on the north measuring 12 feet in width and 46 feet, more or less, in length, which right-of-way