

FILED
GREENVILLE CO. S. C.

BOOK 1180 PAGE 93

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

FEB 4 10 45 AM '71
OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James H. Simkins

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

WHEREAS, the Mortgagor is well and truly indebted unto Southern Bank and Trust Company (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 five hundred and no/100----- DOLLARS (\$ 7,500.00),
with interest thereon from date at the rate of -8- per centum per annum, said principal and interest to be repaid:

on demand with interest 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 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, containing 4.32 acres, more or less, and being a portion of the property of Virginia Simkins, according to a plat recorded in Plat Book AAA at page 157, and having according to the said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Duncan Road at the joint corner of property now or formerly of Mullinax and running thence S 66-00 W 485.2 feet to an iron pin in line of property sold to Duke Power Company; thence along the rear line of property of Duke Power Company S 18-40 E 353.9 feet to an iron pin on property now or formerly of Mann; thence along said Mann lot N 72-00 E 499.5 feet to an iron pin on Duncan Road; thence with said Duncan Road, N 20-45 W 404.4 feet to an iron pin, the point of beginning.

This is the same property conveyed to the mortgagor by deed recorded in Deed Book 889 at page 321 in the RMC office for Greenville County.

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.