

MORTGAGE OF REAL ESTATE -

1433-981

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED
S. C.
JUN 11 PM '30

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, GRACE WALDROP SIMS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto SOUTHERN BANK & 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 TEN THOUSAND AND NO/100

Dollars (\$ 10,000.00) due and payable

on or before six (6) months from date hereof

with interest thereon from date at the rate of 19% per centum per annum, to be paid: at maturity

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, on the southeast side of Paris Mountain Road, being known and designated as Lot No. 6 on plat made by Dalton & Neves, Engineers, June, 1938, of "Leawood" property of C. M. Gaffney, Trustee, which plat is recorded in the RMC Office for Greenville County in Plat Book "J", at pages 18 and 19, and being more particularly described as follows:

BEGINNING at an iron pin on Paris Mountain Road 68 feet from the Northeast intersection of Paris Mountain Road and Sylvania Avenue and running thence S. 39-02 E. 168.9 feet to an iron pin in line of Lot No. 7; thence with line of Lot No. 7, N. 42-47 E. 115 feet to joint rear corner of Lots Nos. 6 and 7; thence with Richardson's line N. 56-06 W. 150 feet to an iron pin on Paris Mountain Road; thence with Paris Mountain Road S. 56-32 W. 70 feet to the beginning corner.

This being the same property conveyed to the Mortgagor herein by deed of L & R Properties, Inc. of even date herewith recorded in the RMC Office for Greenville County simultaneously herewith.

RECORDED
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RMC OFFICE
GREENVILLE, S. C.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

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