OREENVILLE TO S. O.

STATE OF SOUTH CAROLINA ID 11 42 1H 70

COUNTY OF GREENVILLE FARMSWORTH MORTGAGE OF REAL ESTATE

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WHEREAS, Ronald L. Sims and Rita A. Sims

thereinfolder referred to as Marigagor) is well and truly indebted unto Capital Credit Plan of Greenville, South Carolina, its heirs, successors, and assigns forever,

(hereinofter referred to as Mortgagee) as evidenced by the Mortgage Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference, in the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference and the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by reference and the sum of One Thousand Eight Hundred and No/100 th, the terms of which are incorporated herein by the sum of One Thousand Eight Hundred and No/100 th, the terms of the t

in 36 equal monthly installments of \$50.00 each, the first payment being due July 17, 1970, and on the seventeenth day of each month thereafter, until paid in full

paid in advance by discount

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgager 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 Martgagar, in consideration all the aforesaid debt, and in order to secure the payment thereof, and of and other and further sums for which the Martgagar may be indebted to the Martgagae at any time for advances made to ar for his account by the Martgagae, and also in consideration of the further sum of Three Dollars (\$3,00) to the Martgagar in hand well and truly paid by the Martgagae at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargain, sold and released, and by these presents does grant, bargain, sell and release unto the Martgagae, its successors and assigns:

being in the State of South Carolina. County of Greenville, being shown and designated as lot 15 on a plat entitled "Ogden Acres" recorded in the RMC Office for Greenville County, South Carolina in Plat Book BBB at page 27, this being the identical property conveyed to the mortgagor herein by deed of Furman O. Burgess, dated September 13, 1965, and recorded that same date in Greenville County Deed Book 782 at page 77.

This mortgage is junior in lien to that mortgage given by Ronald L. Sims and Rita A. Sims to Cameron-Brown Company which was subsequently assigned by that Company to the Federal National Mortgage Association (see Greenville County REM Volume 1007 at page 325 and REM Volume 1011 at page 633).

Tagether with all and singular rights, members, herditaments, 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 uttached, connected, arlitted 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 Marigagee, its hairs, successors and assigns, farever.

The Marigagor 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 leins and encumbrances except as provided herein. The Marigagor further covenants to warrant and forever defend all and singular the said premises unto the Marigagee forever, from and against the Marigagor and all persons whomsoever lawfully claiming the same or any part thereof.