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OLLIE FARNSWORTH  
R. M. C.

BOOK 1217 PAGE 616

First Mortgage on Real Estate

## MORTGAGE

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN: James H. Simkins, John E. Simkins,  
Robert M. Simkins, Jr. and Thomas Simkins, Jr.

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

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN  
ASSOCIATION, GREENVILLE, S. C., (hereinafter referred to as Mortgagee) in the sum of  
Eleven Thousand and no/100-----DOLLARS

(\$ 11,000.00 ), as evidenced by the Mortgagor's note of even date, bearing interest as stated in said  
note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which  
is 15 years after the date hereof, unless extended by mutual consent, the terms of said note and  
any agreement modifying it are incorporated herein by reference; and

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as  
may be advanced or readvanced to or for the Mortgagor's account, including advances made by the Mortgagee  
on other or no security:

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 Mort-  
gagee 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 be-  
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-  
gained, 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 1.74 acres,  
more or less, as shown on plat entitled "Property Plat showing Tract Cut  
from the Virginia Simkins Estate" by Kermit T. Gould, R.L.S., dated  
November 20, 1971 and having according to said plat the following metes  
and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of S. C. Highway #250  
By-Pass, joint front corner of property of John E. Simkins and running  
thence with the line of property of John E. Simkins, N. 50-16 W. 345.50 feet  
to an iron pin; thence with other property of the Virginia Simkins Estate  
S. 22-12 W. 331.22 feet to an iron pin; thence continuing with said pro-  
perty of Virginia Simkins Estate S. 82-16 E. 304 feet to an iron pin on  
U. S. Highway #25 By-Pass; thence with said Highway N. 35-00 E. 155.12  
feet to the point of beginning.

This is a portion of the property devised to the mortgagors as will appear  
in the Probate file of the late Virginia Simkins at Apartment 1166 File  
17 in the Probate Judge's 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 fix-  
tures and equipment, other than the usual household furniture, be considered a part of the real estate.