

MANUFACTURED BY POOTE & BATES CO., ALBANY

This Indenture, made the eighteenth day of March in the year of our Lord one thousand nine hundred and thirty-one between Wm. R. Simmons and Eva M. Simmons, his wife, Greenville, South Carolina, parties of the first part, and Commonwealth Life Insurance Company, a corporation organized and existing under the laws of Kentucky, party of the second part, witnesseth, That the said parties of the first part, for and in consideration of the sum of Nine Thousand (\$9,000.00) dollars to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey unto the said party of the second part, and to its successors and assigns forever, the following Real Estate, lying and being in Greenville County of Greenville and State of South Carolina, and known and described as follows, to-wit: Also that piece, parcel or lot of land in the City of Greenville County and State aforesaid, on the West side of Rutherford Street described as follows:

Beginning at an iron pin at the North West corner of Rutherford Street and Echols Street, and running thence with Echols Street S. 67-30 W. 15 1/2 ft to iron pin W. A. Hudson's corner; thence with Hudson's line, S. 8-15 W. 59.5 ft to iron pin; thence in a Northwesterly direction along Beatrice Street 114.8 ft to stake on Rutherford Street; thence with Rutherford Street S. 30 W. 60.5 ft to the point beginning.

RECORDED AND CANCELLED BY THE CLERK OF THE COUNTY OF GREENVILLE, S. C. 114.8

Being the same property conveyed by deed dated March 10, 1931 in Book 114 page 469.

To Have and To Hold said realty, together with the privileges and appurtenances thereto belonging, and the improvements thereon, and which may hereafter be erected thereon, and the rents, issues and profits which may arise or be had therefrom, to the said party of the second part, its successors and assigns, forever with Covenant of General Warranty.

And the said first parties covenant with said second party, its successors and assigns that they are seized of a good and sure title in fee simple to the premises therein conveyed; that said premises are free from all incumbrances; that they have full power and authority to convey the same and that they will make all further assurances of title that may be reasonably required by said second party, its successors and assigns.

Provided, Always, that this Mortgage is made on the following conditions and for the purpose herein set forth:

Whereas, first parties have simultaneously