

MORTGAGE OF REAL ESTATE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Max Cudd Raines, of Greenville County, S. C.

SEND GREETING:

WHEREAS, I, Max Cudd Raines, the said

in and by my certain Promissory note in writing, of even date with these presents am well and truly indebted to Virginia Simkins, Committee for John E. Simkins

in the full and just sum of Six Hundred and No/100 (\$600.00) Dollars to be paid: \$10.00 on the 17th day of January, 1944, and a like payment of \$10.00 on the 17th day of each successive month thereafter until paid in full; Payments to be applied first to interest then principal,

with interest thereon from date at the rate of six per cent. per annum, to be computed and paid monthly until paid in full; all interest not paid when due to bear interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; said note further providing for an attorney's fee of ten (10%) per cent. of the amount due thereon

besides all costs and charges of collection, to be added to the amount due on said note and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage) as in and by the said note, reference being thereunto had, will more fully appear.

NOW KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee according to the terms of the said note, and also in consideration of the further sum of Three Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain and release unto the said Mortgagee and her successors and Assigns, forever, all and singular that certain piece, parcel, lot or part of land situate, lying and being in Chick Springs Township, Greenville County, State aforesaid,

at the Southwest corner of the intersection of Raines Avenue and C Street, and being the same lot shown on the County Block Book as Lot #2, and having the following metes and bounds, to-wit:

BEGINNING AT A pin on the Southeast side of C Street and running thence with the Southeastern side of C Street 142 feet, more or less, to Raines Avenue; thence in a Southeasterly direction with Raines Avenue 124 feet to iron pin in line of property now or formerly owned by T. P. Raines; thence with the line of said property in a Southwesterly direction 120 feet to iron pin; thence in a Northwesterly direction 120 feet to the beginning corner; said premises being that conveyed to Max Cudd Raines by T. P. Raines October 10, 1942 by deed recorded in Vol. 248 at page 176.

For value received I hereby assign, transfer and set over to D R Cain the within mortgage and the note which it secures without recourse, this 6th day of July, 1945

Witnesses:
R. M. Simkins
Geraldine Welch
Virginia Simkins
Committee for John E. Simkins

Assignment Recorded July 7, 1945 at 10:30 a.m.
#7836