

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

1977 2 23 PM  
IN WITNESS WHEREOF

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Martha W. Raines and Wallace W. Whitmire

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Charles J. Spillane

(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

One hundred, ninety and <sup>16</sup>/<sub>100</sub> Dollars (\$ 190.00 ) due and payable  
as follows: \$100.00 April 4, 1977, \$25.00 April 18, 25.00 May 2, 25.00 May 16, and \$15.00 May 30, 1977.

with interest thereon from ~~date~~ <sup>maturity</sup> at the rate of nine per centum per annum, to be paid: upon demand

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, Greenville Township, at the southeastern corner of the intersection of "A" Street and Hammett Street, being shown and designated as Lot 212, Section 1, on plat of F. W. Poe Manufacturing Company recorded in Plat Book Y at Pages 26-31, and having according to said plat the following metes and bounds, To-wit:

Beginning at an iron pin at the southern corner of the intersection of "A" Street and Hammett Street and running thence with the southern side of Hammett Street S 68-20 E. 77.5 feet to pin; thence S. 42-38 W. 71.7 feet to pin on Sixth Avenue; thence with Sixth Avenue 76.6 feet to an iron pin on "A" Street; thence with the southeastern side of "A" Street N. 48-40 E. 36.3 feet to the point of beginning.

This being the same property conveyed to Lewis Raines and Martha W. Raines Sept. 15, 1950 and recorded in the RMC Office for Greenville County in Deed Book 420 at Page 280.

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Together with all and singular rights, members, hereditaments, 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 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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