

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

897-179

WHEREAS, I, James P. Gaines, of the County of Greenville, State of South Carolina, (hereinafter referred to as Mortgagor) is well and truly indebted unto Lee Gilreath Asanrombie,

(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 FIFTY TWO HUNDRED and no/100

Dollars (\$ 5200.00) due and payable

One (1) year after date,

with interest thereon from date at the rate of Five per centum per annum, to be paid: annually,

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, in Greenville Township, in the City of Greenville, on northeastern side of Hampton Avenue and approximately Fifty Two (52) feet southeasterly from the Corner of Lloyd Street, having a frontage of approximately Fifty Three (53) feet along said Hampton Avenue, having a depth of 191.5 feet along the northwestern side and 199.5 feet along the southeastern side, with a rear line of Fifty Three (53) feet along line of property of Central Baptist Church, being the same property coming to me as the sole heir at law and distributee of my mother, Etta Gertrude Bates Gaines, deceased, as is evidenced by Apartment 356, File 23, in Office of the Court of Probate for said County and State. This property appears in the City Block Book on Page 18 in Block 1 as Lot 14; and the present City House Number is 414. This property has located thereon a dwelling and other improvements.

ALSO: All these other two pieces, parcels or lots of land in said City, Township, County and State, on southern side of Stall Street, near Buncombe Street, being the second and third lots eastward from eastern side of Buncombe Street, having a total frontage of Eighty One (81) feet along said Stall Street, having a depth of 121.3 feet on the western side and 124 feet on the eastern side, with a rear line of Eighty (80) feet, being the same property coming to me as the sole heir at law and distributee of my mother, Etta Gertrude Bates Gaines, deceased, as is evidenced by Apartment 356, File 23, in Office of the Court of Probate for said County and State. This property appears in the City Block Book on Page 31 in Block 5 as Lot 4; and the present City House Numbers are 4 and 6. This property has located thereon two dwellings and other improvements.

This is a first mortgage over the above described properties, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

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.