

APR 5 4 17 PM 1963

TO ALL WHOM THESE PRESENTS MAY CONCERN:

CLERK OF COURT

WHEREAS, We, Lewis Raines and Martha W. Raines

(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

Two, Hundred and Seventy-Six & 75/100-- Dollars (\$276.75) due and payable
Six in the following manner:--\$25.00 per month, the first \$25.00 payment being due
May 4, 1963, and the remaining \$25.00 payments being due on the 4th day of each
and every month thereafter until paid in full

with interest thereon from date at the rate of 7 computed annually in advance
percentum per annum, to be paid as part of the monthly payments.

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 2, Section 1, on Plat of F.W. Poe Mfg. Co., 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 Southeastern 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 Ft. to an iron pin; thence S. 42-38 W. 71.7 Ft. to a pin on Sixth Avenue; thence with Sixth Avenue 76.6 Ft. to an iron pin on "A" Street; thence with the Southeastern side of "A" Street N. 48-40 E. 36.3 Ft. to the point of beginning.

Being the same premises conveyed to the Mortgagors by Deed recorded in Deed Book 420, Page 280, and is shown as Lot 2, Block 3, Page 153 of the County Block Book.

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.

*Satisfied and Paid in full
the 15th day of May 1964
Charles J. Spillane
Edward O. ...*

RECORDED AND INDEXED OF RECORD
15th day of May 1964
The ...
R.M.C. ...
AT 12:40 ...