STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

SLEY TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WANDA G. SIMS

(hereinafter referred to as Mortgager) is well and truly indebted unto HAROLD DEAN RAINES

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 Mortgagor at any time for advances made to or for his account by the Mortgagor, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagor at and before the sealing and delivery of these presents, the receipt whereat is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagor, its successors and accions:

"ALL that certain piece, percel 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 on the north side of Seventh Street, in Section No. 4 of Judson Mills Village, near the City of Greenville, being known and designated as Lot No. 45, as shown on a plat of Section No. 4 of Judson Mills Village, made by Dalton & Neves, Engineers, January, 1941, which plat is recorded in the RMC Office for Greenville County, S.C. in Plat Book K, at pages 75 and 76, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northeast corner of the intersection of Seventh Street, and Neubert Avenue, and running thence with the North side of Seventh Street, N. 88-10 E., 54 feet to an iron pin on said Street, the joint front corner of Lots 44 and 45; thence with the line of Lot 44, N. 1-42 W., 122.5 feet to an iron pin; thence with the rear line of Lot 79, S. 88-10 W., 64 feet to an iron pin on the East side of Neubert Avenue; thence with the East side of Neubert Avenue, S. 1-42 E., 112.5 feet to an iron pin on said Avenue; thence continuing with the curve of Neubert Avenue, S. 46-46 E., 14 feet to the beginning corner.

This being the identical property conveyed to the Mortgagor by deed of the Mortgagee herein, said deed to be recorded herewith.

DECUMENTARY 92004

Together with all and singular rights, members, herditaments, 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 thereform, 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 Mortgagoe forever, from and against the Mortgagor and all persons whomspaver family claiming the same or any part thereof.

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