

MORTGAGE OF REAL ESTATE - GREENVILLE, S. C. Bracey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE, S. C.
MAR 2 10 36 AM '72
OLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

BOOK 1224 PAGE 267

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

Charles E. Quinn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Otis D. Gorman as Trustee under Will of Mittsy B. Groce

(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 Three Thousand Five Hundred and No/100

Dollars (\$3,500.00) due and payable

\$129.11 on the 1st day of each month hereafter commencing March 1972; payments to be applied first to interest, balance to principal;

with interest thereon from date at the rate of eight (8) per centum per annum, to be paid: monthly

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, City of Greenville, at the southeastern corner of the intersection of South Leach Street and Esther Street (formerly Moore's Alley) and being known as Lots 1, 2, 3 and 4 on plat of E. H. McCullough, and having according to a more recent survey prepared for Emma E. Sullivan Estate by W. J. Riddle dated June 2, 1937, the following metes and bounds, to-wit:

Beginning at an iron pin at the southeastern corner of the intersection of South Leach Street and Esther Street, and running thence along the eastern side of South Leach Street S.18-00 W. 64 feet, more or less, to an iron pin at the corner of property now or formerly owned by Stow; thence along the line of said Stow property S.76-00 E. 100 feet to an iron pin; thence S.18-00 W. 50 feet to an iron pin; thence S.76-00 E. 103 feet to a point in the center of a 10-foot alley; thence along the center of said alley N.18 E. 100 feet to a point in the center of said alley on the southern side of Esther Street; thence along the southern side of Esther Street N.72-00 W. 202 feet to an iron pin, the point of beginning.

The above is the same property conveyed to the mortgagor by deed recorded in Deed Book 806, at Page 69.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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.