

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

GREENVILLE, S. C.

JUL 7 11 34 AM '71
OLLIE FARNSWORTH
R. M. C.

BOOK 1197 PAGE 623 -

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, James E. Childress and Virgil S. Childress,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Zelma B. Quinn

(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 Five Thousand, Six Hundred Fifty and No/100-----
-----Dollars (\$ 5,650.00) due and payable
on the 15th day of July, 1971, and Fifty and No/100 (\$50.00) Dollars on the 15 day of each and every succeeding calendar month thereafter until paid in full, said payments to be applied first to interest and then to the principal balance remaining due from month to month,

with interest thereon from date at the rate of 6% 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, lying on the northwestern side of Engle Drive, containing 1.84 acres, and having according to a plat prepared for James E. Childress by Jones Engineering Service being dated June 14, 1971, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of Engle Drive at the corner of a lot now owned by Childress, and running thence with Engle Drive, S. 31-38 W. 31.2 feet to an iron pin; thence continuing with said drive, S. 34-31 W. 90.5 feet to an iron pin; thence continuing with said drive S. 41-25 W. 300 feet to an iron pin; thence N. 48-35 W. 39.5 feet to an iron pin along the eastern right-of-way line of the G & K Railroad; thence with said right-of-way, N. 6-37 E. 514.9 feet to an iron pin; thence S. 77-18 E. 133.5 feet to an iron pin in the line of a lot owned by Childress; thence along the line of said lot, S. 31-38 W. 100 feet to an iron pin; thence continuing along the line of said lot, S. 58-22 E. 190 feet to an iron pin on the northwestern side of Engle Drive, the point of beginning; being the same conveyed to me by Zelma B. Quinn by deed dated June 23, 1971 to be recorded herewith.

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.