

Notarially attested at the County Clerk's Office, Greenville, S. C.

BOOK 1233 PAGE 603

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE  
MORTGAGE OF REAL ESTATE  
WHICH THESE PRESENTS MAY CONCERN

WHEREAS, ~~Charles E. Quinn and Patricia P. Quinn~~  
(hereinafter referred to as Mortgagor) is well and truly indebted to Southern Bank & Trust Co., Greenville, S. C.,

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagee's promissory note of even date herewith, the terms of which are incorporated herein by reference, to the sum of ~~Fourteen thousand Nine Hundred Forty-nine and 60/100~~ Dollars (\$ 14,949.60 ) due and payable in sixty (60) monthly installments of \$249.16 each, commencing on the first day of July, 1972, and on the same date of each successive month thereafter until paid in full.

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, on the north side of East Earle Street, and having the following metes and bounds, to-wit:

BEGINNING at a point on East Earle Street, corner of lot heretofore conveyed by Blanche O. Hammond to Campbell, and running thence with Earle Street, N 71-25 W, 60 ft., more or less, to lot now or formerly owned by Fraser; thence running with the line of Fraser lot, N 18 E, 141 ft.; thence S 71-25 E, 60 ft., more or less, to point in line of Campbell lot; running thence with Campbell lot line S 18-30 W, 138 ft. to the beginning corner.

This mortgage is junior in lien to that certain mortgage given by Charles E. Quinn and Patricia P. Quinn to First Federal Savings & Loan Association of Greenville, S. C., recorded in the R.M.C. Office for Greenville County, S. C., in Mortgage Book 1069, at Page 54, and dated September 8, 1967.

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.