

Mortgagee's Address: P. O. Box 2568, Greenville, S. C. 19602

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

S. C.  
APR 17 1979

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LOUISE A. QUINN

(hereinafter referred to as Mortgagor) is well and truly indebted unto FIRST NATIONAL BANK OF SOUTH CAROLINA

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date hereunto, the terms of which are incorporated herein by reference, in the sum of SEVENTY-FIVE THOUSAND AND NO/100

Dollars (\$ 75,000.00) due and payable

as per the terms of a Note of even date,

~~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:~~

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, the Mortgagee's heirs, successors and assigns:

ALL that certain piece, parcel or lot of land, with buildings and improvements thereon, situate on the south side of McDaniel Court (formerly Carroll Street) in the City of Greenville, in Greenville County, South Carolina, and having according to a survey made by J. C. Hill, Surveyor, January 31, 1950, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of McDaniel Court (formerly Carroll Street) which iron pin is located 171.6 feet west from the southwest corner of the intersection of McDaniel Court (formerly Carroll Street) and McPherson Lane and runs thence S. 11-29 W. 177.7 feet to an iron pin; thence N. 84-51 W. 100 feet to an iron pin; thence N. 11-29 E. 198.5 feet to an iron pin on the south side of McDaniel Court (formerly Carroll Street) S. 72-51 E. 100 feet to the beginning corner.

Being the same property conveyed to Mortgagor herein by deed of George C. Albright, dated December 23, 1958 and recorded in the R.M.C. Office for Greenville County, S. C. in Deed Book 613, at Page 256.

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 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.

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