STATE OF SOUTH CAROLINA COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS,

I, Patsy C. Irvin Quinn

(hereinafter referred to as Mortgagor) is well and truly indebted un to

Johnny 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 Six Thousand Five Hundred and No/100---- Delians (\$6,500.00) due and payable at the rate of \$1,000.00 per year for five (5) years commencing one year from date hereof with a like payment on the same date of each succeeding year and with a final payment of \$500.00 due and payable seven (7) years from date.

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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 issessments, 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, self and release unto the Mortgagee, its successors and assigns:

"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 northeastern side of Quail Hill Drive at the eastern intersection of East Parkins Mill Road being shown and designated as Lot No. 36 on a plat of the property of Sallie C. Huguenin, made by Campbell and Clarkson, dated December 22, 1971, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4N, at Page 53, reference to which is hereby craved for the metes and bounds thereof.

This is the same property conveyed to Patsy C. Irvin Quinn by Johnny Quinn by deed dated February 6th, 1978, and recorded in the R.M.C. Office in Deed Book 1073, at Page 315.

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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 Aortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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