

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 883 PAGE 391
FILED
MAR 5 1962
Mrs. Ollie Farnsworth
R. M. C.

WHEREAS, We, James D. Quinn and Lou Ann Quinn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Jesse A. Fowler

(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 and No/100 --

Dollars (\$ 6,000.00) due and payable

\$100.00 on September 2, 1962 and a like payment of \$100.00 on each 2nd day of each succeeding month thereafter until paid in full, interest to be figured first from payment and the balance to apply on principal.

with interest thereon from date at the rate of 6 (Six) 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, on the road leading from Mauldin to Pelham, adjoining lands of J. L. Griffith, et al, and being more fully described as follows:

According to survey and plat made by C. O. Riddle, Reg. land surveyor, dated June 6, 1958, said tract of land contains 25 acres and is described as follows:

BEGINNING in or near center of the Mauldin-Pelham road on lands now or formerly of Milton Mahaffey and running thence along center of said road S. 10-15 W. 104.6 feet to bend in road; thence continuing along said road S. 21-15 W. 490.3 feet to corner in road; thence leaving said road and running along lands of J. L. Griffith N. 75-58 W. 227.7 feet to iron pin; thence continuing along Griffith lands S. 75-30 W. 1443.7 feet to corner at a point 144.1 feet N. 13-30 E. from an iron pin in water oak stump; thence N. 13-30 E. 20.3 feet to iron pin in stump; thence N. 61-15 W. 123.3 feet to old iron pin; thence along lands now or formerly of Corn N. 13 E. 550 feet to iron pin; thence S. 75-16 E. along Mahaffey, Mamie G. Butler and Milton Mahaffey 1857 feet to beginning corner.

The above described tract of land is the same tract conveyed to mortgagors by Jesse A. Fowler by deed of even date with this instrument and not yet recorded, to be recorded in the Greenville County R. M. C. Office and this instrument is given as purchase money mortgage.

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.

Mauldin S.C.
Dec. 21, 1967.
Paid in full
Estate of Jesse A. Fowler
Mildred T. Fowler Executrix of Estate of Jesse A. Fowler
Witness Russell Knighton
Ada S. Terry

SATISFIED AND CANCELED OF RECORD
10 July 1969
Ollie Farnsworth
R. M. C.
At 1:27 P.M. No. 736