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BOOK 1061 PAGE 553

MORTGAGE OF REAL ESTATE—Mann, Foster, Johnston & Ashmore, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF Greenville }

ELLIE FAIRSWORTH  
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, City View Finance Co., Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Z. W. 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 FIFTY FIVE HUNDRED AND NO/100THS-

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-----Dollars (\$ 5500.00 ) due and payable  
in monthly installments of \$72.28 each commencing on August 10, 1967, and a like  
payment on the 10th day of each month thereafter, said payments to be applied  
first to interest, balance to principal, with the privilege to anticipate part  
or all at any time without penalty

with interest thereon from date at the rate of 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, near the City of Greenville, on the eastern side of Woodside Avenue, and being known and designated as Lot No. 4 of a subdivision known as Monaghan Annex, plat of which is recorded in the RMC Office for Greenville County in Plat Book C at page 63, and, according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Woodside Avenue, which pin is 58.6 feet from the northwestern corner of Lot No. 6 on said plat, and runs thence with the eastern side of Woodside Avenue, S. 10-45 W. 30 feet to an iron pin on corner of Lot No. 3; thence running in a southeasterly direction 103 feet with the line of Lot No. 3 to iron pin in the line of Lot No. 1; thence running N. 10-45 E. 20 feet to iron pin in the southeastern corner of Lot No. 5; running thence in a northwesterly direction, 105 feet to iron pin, point of beginning.

THIS IS A PURCHASE MONEYMORTGAGE GIVEN TO SECURE PAYMENT OF THE PURCHASE PRICE

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.