

STATE OF SOUTH CAROLINA
COUNTY OF Greenville



MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

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

(hereinafter referred to as Mortgagor) is well and truly indebted unto Peoples National Bank, Simpsonville, S. C.

(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 Four Thousand and No/100 -- Dollars (\$ 4,000.00) due and payable

at the rate of \$100.00 per month beginning on Jan. 15 1968 with interest being figured first from payment and balance to apply on principal.

with interest thereon from date at the rate of seven 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, Austin Township, on the road leading from Mauldin to Pelham, adjoining lands of J. L. Griffith, at al, and being more fully described as follows:

BEGINNING in or near the center of the Mauldin-Pelham road on lands now or formerly of Milton Mahaffey and running thence along center of 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 an 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, and containing 25 acres according to a survey and plat made by C. O. Riddle, Reg. land surveyor dated June 6, 1958.

This is the identical tract conveyed to mortgagors by Jesse A. Fowler by deed recorded in Deed Book 693 at page 427 in the Greenville County R. M. C. Office.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the within named James D. Quinn sign, seal and as his act and deed deliver the within written instrument and that (s)he with D. L. Bramlett, Jr. witnessed the execution thereof.

SWORN to before me this the 15th day of Dec. 1967.

Com. St. Hughes

D. L. Bramlett, Jr.
Notary Public for S. C.
MY COMMISSION EXPIRES
JANUARY 1, 1970

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 therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; if 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.

Paid and Satisfied in Full this

the 14 day of July 1969

THE PEOPLES NATIONAL BANK

Simpsonville, Greenville, South Carolina

D. L. Bramlett, Jr. V. Pres. Cashier

Witness *Elizabeth B. Hughes*

Gladys Huff

SATISFIED AND CANCELLED OF RECORD

23 DAY OF July 1969

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 8:46 O'CLOCK A. M. NO. 1774