

MORTGAGE OF REAL ESTATE -

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE

BOOK 1593 PAGE 18

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DONNIE S. TANKERSLEY
R.M.C.

ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Charles E. Quinn

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

James B. Newman

(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

Ten Thousand and No/100----- Dollars (\$ 10,000.00) due and payable

on or before six months from date (entire principal balance)

with interest thereon from date at the rate of // \$350.00 per month to be paid: monthly commencing April 1, 1983,

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:

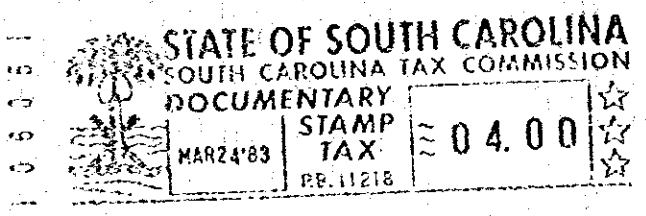
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration 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 Southeastern side of Lindberg Avenue, being known and designated as Lot 6, as shown on plat of Property of Ladson A. Mills, which plat is of record in the RMC Office for Greenville County in Plat Book H, Pages 117 and 118, reference to said plat being craved for a metes and bounds description thereof. This being the identical property conveyed to Charles E. Quinn by Paul J. Wood on April 19, 1968, by deed recorded in the RMC Office for Greenville County on April 19, 1968, in Deed Book 842 at Page 362.

ALSO:

All that certain piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, at the southeastern corner of intersection of South Leach Street and Esther Street (formerly Moore's Alley) and being known as Lots 1, 2, 3 and 4 on plat by E. H. McCullough and having, according to a more recent survey prepared for Emma E. Sullivan Estate by W. J. Riddle, dated June 2, 1937, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southeastern corner of the intersection of South Leach Street and Esther Street, and running thence along the eastern side of South Leach Street S. 18-00 W. 64 feet, more or less, to an iron pin at the corner of property now or formerly owned by Stow; thence along the line of said Stow property, S. 76-00 E. 100 feet to an iron pin; thence S. 18-00 W. 50 feet to an iron pin; thence S. 76-00 E. 103 feet to a point in the center of a 10-foot alley; thence along the center of said alley, N. 18 E. 100 feet to a point in the center of said alley on the southern side of Esther Street; thence N. 72-00 W. 202 feet to an iron pin, the point of beginning. This being the same property conveyed to Charles E. Quinn by deed recorded in Deed Book 806 at Page 69 on August 29, 1967.



Together with all and singular rights, members, hereditamenis, 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 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.

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