

FATHERWOOD, WALKER, TODD & HARRIS

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
MAY 6 3 00 PM '84
JAMES S. THORNTON
R.M.C.
MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 23 day of April, 1984, by Louise A. Quinn & Kirby J. Quinn, Jr. (hereinafter referred to as "Mortgagor") to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is P.O. Box 1980, Columbia, SC 29202.

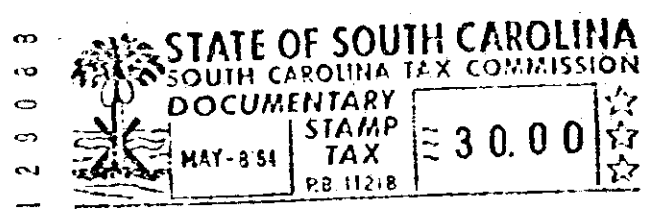
WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated April 23, 1984, to Mortgagee for the principal amount of Seventy-Five Thousand (\$75,000.00) Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

All that certain piece, parcel or lot of land together with improvements thereon situate, lying and being on the southern side of McDaniel Court in the City of Greenville, Greenville County, South Carolina, having the following metes and bounds according to plat entitled "Property of Louise A. Quinn" dated November 1980 by Dalton and Neves Co. Engineers:

BEGINNING at an iron pin on the southern side of McDaniel Court which pin is located 171.6 feet E. of the intersection of the southern right-of-way of McDaniel Court with the eastern right-of-way of McPherson Street. Thence from said point of beginning running with the southern right-of-way of McDaniel Court N. 72-51 W. 143.6 feet to an iron pin in or near a branch. Thence with the branch as the line the traverse of which is S. 73-00 W. 58.5 feet to an iron pin. Thence leaving said branch and running S. 5-55 W. 184.4 feet to an iron pin. Thence S. 84.51 E. 177.5 feet to an iron pin. Thence N. 11-29 E. 177.7 feet to an iron pin on the southern side of McDaniel Court being the point of beginning and being the same property acquired by Louise A. Quinn by deed of George C. Albright dated December 22, 1976, recorded December 28, 1976, in Deed Book 1048, Page 541, and by deed of George C. Albright dated December 23, 1958, recorded December 31, 1958, in Deed Book 613, Page 256.

The lien of this mortgage is subordinate to the lien of that certain mortgage given by the Mortgagor herein to First Federal Savings and Loan Association of Greenville dated October 14, 1977, recorded in Mortgage Book 1412 at Page 923 in the original principal amount of Twenty-five Thousand (\$25,000) Dollars.



TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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