

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JAN 13 4 45 PM 1969

BOOK 1114 PAGE 313

ELLIE FARNSWORTH
R.M.G.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JAMES B. BERGER

(hereinafter referred to as Mortgagor) is well, and truly indebted unto J. L. QUINN REALTY CO., INC.

(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 Five Thousand Six Hundred Twenty-Eight and 03/100-----
-----Dollars (\$ 5,628.03) due and payable

\$50.00 per month commencing January 1, 1969 and \$50.00 on the first day of each and every month thereafter until paid in full

with interest thereon from date at the rate of seven(7) per centum per annum, to be paid: annually

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, in Greenville Township, School District 8-F, being known and designated as Lot No. 2 on plat of property of Mrs. J. L. Barker, et al, in Plat Book H, page 57, and according to said plat, having the following metes and bounds, to-wit:

BEGINNING at an iron pin on White Circle Road, corner of Lot No. 1 and running thence with line of Lot No. 1 N. 20-22 W. 253 feet to an iron pin in line of Lot No. 8; thence S. 71-40 W. 65 feet to an iron pin in line of Lot No. 3; thence with line of said lot, S. 20-34 E. 245.8 feet to an iron pin on White Circle Road; thence with White Circle Road, N. 78-06 E. 65 feet to the beginning corner.

For value received J. L. Quinn Realty Co., Inc. does hereby assign, transfer, and set over to Southern Bank & Trust Company the within mortgage and the note which it secures with recourse, this 13th day of January, 1969.

Witnesses:

Peggy M. Kinsey
Edward Ryan Hamer

J. L. Quinn Realty Co., Inc.

J. L. Quinn Pres

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; 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.