

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE - Mann, Fottler, Moore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }
OLLIE FARNSWORTH
R. M. C.

JUN 7 4 15 PM '70
BOOK 1156 PAGE 617

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Charles E. Quinn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Evelyn C. Waddill

(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 -----

Seven thousand five hundred and no/100----- Dollars (\$ 7,500.00) due and payable

\$100.00 on principal on the 10th day of each and every month beginning June 10, 1970; balance due five years from date; privilege is granted to prepay after January 1, 1971 up to \$2,500.00 in any one year; interest to be paid on June 10 of each year beginning June 10, 1971 on the principal balance due on June 1 of the previous year; with interest thereon from June 1, 1970 at the rate of 7-1/2 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 the City of Greenville, on the southern side of Garraux Street (formerly Swiss Avenue), and being the northern portion of the lot shown on plat of property of C. P. Ballenger recorded in the R. M. C. Office for Greenville County in Plat Book "F", at page 191, and having the following metes and bounds, to-wit:

BEGINNING at a point on the south side of Garraux Street at the northwestern corner of said lot and running thence along the south side of Garraux Street, S. 66-55 E. 61.8 feet to a point; thence along the eastern side of said lot S. 18-30 W. 88.75 feet, more or less, to a point in line of property now owned by Charles E. Quinn and Patricia P. Quinn; thence along the line of said Quinn property N. 71-25 W. 60 feet, more or less, to a point in the side line of said lot; thence along the side line of said lot N. 18-00 E. 88 feet, more or less, to a point on the southern side of Garraux Street, the point of beginning.

The above is the same property conveyed by the Mortgagee to the Mortgagor by deed of even date, recorded herewith.

This is a purchase money mortgage.

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