

FILED
GREENVILLE CO. S.C.

BOOK 1216 PAGE 433

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Blissett, Attorneys at Law, Justice Building, Greenville, S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

DEC 15 4:22 PM '71
OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

MORTGAGE OF REAL ESTATE

WHEREAS, We, Charles E. Quinn and Ethel H. Quinn

(hereinafter referred to as Mortgagor) is well and truly indebted unto Citizens & Southern National Bank

(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 Nine Thousand One Hundred and No/100-----

----- Dollars (\$9,100.00) due and payable

six (6) months from date,

with interest thereon from date at the rate of eight per centum per annum, to be paid: on demand

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 Gantt Township, at the southwestern corner of the intersection of Staunton Bridge Road and Boling Road and being known and designated as Lot No. 1 on a plat of property of Charles L. Tidwell recorded in the RMC Office for Greenville County in Plat Book "BB", at Page 32 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin at the southwestern corner of the intersection of Staunton Bridge Road and Boling Road, which point is approximately 1.3 miles from White Horse Road, and running thence along the western side of Staunton Bridge Road S.15-13 W. 150 feet to an iron pin; thence continuing along said Road S.7-12 W. 107.3 feet to an iron pin; thence along the joint line of Lots Nos. 1 and 2 N.88-0 W. 213.8 feet to an iron pin; thence along the joint line of Lots Nos. 1 and 14 N.6-26 W. 66.8 feet to an iron pin; thence along the southern side of Boling Road N.57-04 E. 326.7 feet to the point of beginning.

ALSO: All that piece, parcel or lot of land adjoining the above described lot and situate in the County of Greenville, State of South Carolina, on the southern side of Boling Road (formerly known as County Road) and being known and designated as Lot 14 on plat of property of Charles L. Tidwell recorded in the RMC Office for Greenville County in Plat Book "BB", Page 32, and having, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Boling Road at the joint corner of Lots 14 and 1 and running thence along said Road S.57-04 W. 134.1 feet to an iron pin; thence along the line of Lot 15 S.6-26 E. 243.1 feet to an iron pin; thence N.83-34 E. 120 feet to an iron pin; thence in a northerly direction 302.7 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by deed recorded in Deed Book 802, at Page 580.

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.