

MORTGAGE OF REAL ESTATE—Office of Land Records, Greenville, S.C. Mass. Attorneys at Law, Greenville, S.C.
BOOK 1262 PAGE 147

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGULATION NO. 2
COMPLIED WITH
1/22

GREENVILLE
Dec 29 4 37 PM '72
ELIZABETH RIDDLE
R.M.C.

MORTGAGE OF REAL ESTATE
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNY QUIRN AND KATHRYN J. QUIRN

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. GRIER TODD

(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 Eighteen Thousand, Seven Hundred Fifty and No/100

Dollars (\$ 18,750.00) due and payable in five (5) equal payments of Three Thousand Seven Hundred Fifty Dollars (\$3,750.00) each, per annum, the first payment to be due and payable one year from date and each year thereafter until paid in full. Mortgagors will have privilege of anticipating any part or all of the balance due at any time without penalty, with interest thereon from date 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, known and designated as Tracts 3C and 4 of the property of P. T. Shockley Estate, plat of which was prepared by W. J. Riddle in July of 1949 and is recorded in the Office of the R.M.C. for Greenville County in Plat Book 0 at Page 184, containing 8.66 acres, more or less, and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of the Fork Shoals Road, joint corner of Tracts 3B and 3C and running thence along the center of the said Fork Shoals Road S. 36-00 E. 312 feet to a point in the center of the intersection of said Fork Shoals Road with a county road to Conestee; thence with said Conestee Road N. 84-00 E. 355.3 feet to a stake; thence still with said road N. 86-00 E. 429 feet to a stake; thence N. 12-00 W. 155 feet to an iron pin; thence N. 75-21 E. 122 feet to a persimmon on the line of Tract No. 1; thence along the joint line of Tracts 1 and 4, N. 54-15 W. 694 feet to a stake, joint corner of Tracts 1, 2, 3B and 4; thence along the joint line of Tracts 3B and 4, S. 37-00 W. 379.9 feet; thence with joint line of Tracts 3B and 3C, S. 67-00 W. 273.8 feet to a point in the center of the Fork Shoals Road, the point of beginning, being the same property conveyed to Hallie Shockley Robinson by deed of A. D. Shockley, et al, dated November 12, 1949 and recorded in the Office of the R.M.C. for Greenville County in Deed Book 396 at Page 348; and being the same property conveyed to C. Grier Todd by Hallie Shockley Robinson by deed recorded in the RMC Office for Greenville County in Deed Book 469 at page 492.

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 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.