

MORTGAGE OF REAL ESTATE

State of South Carolina

COUNTY OF SPARTANBURG & GREENVILLE

BOOK 1450 PAGE 224

To All Whom These Presents May Concern:

I, Joe Quinn

SEND GREETING:

WHEREAS, I the said Joe Quinn

in and by my certain promissory note in writing of even date with these Presents, am well and truly indebted unto the CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., in the full and just sum of Eight Thousand Seven Hundred and No/100 (\$ 8,700.00) Dollars, with interest from the date hereof at the rate of nine per cent (9 %) per annum, unpaid interest to bear interest at the same rate, to be repaid in installments of

Eighty Eight and 25/100 (\$ 88.25) Dollars due and payable on the 5th day of each and every calendar month hereafter until the full principal sum, with interest and all costs, insurance, and expenses incurred in connection with said loan, has been paid, said monthly payments to be applied first to the payment of interest, and then to payment of principal, costs, expenses and insurance, if any, incurred; and said note further providing that if at any time any portion of the principal or interest due hereunder shall be past due and unpaid for a period of sixty (60) days, or upon failure to comply with any of the by-laws of said Association, or with any of the stipulations of this mortgage, the whole amount due under said note, shall at the option of the holder become immediately due and payable, and said note further providing for a reasonable attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and collectible as a part thereof, if the same be placed with an attorney for collection, or if said debt, or any part thereof, be collected by an attorney or by legal proceedings of any kind.

KNOW ALL MEN BY THESE PRESENTS, That I the said Joe Quinn, in consideration of the said debt and sums of money aforesaid, and for the better securing the payment thereof to the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., according to the terms of the said note, and also in consideration of the further sum of Three (\$3.00) Dollars to me the said mortgagor, in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents (receipt of which is hereby acknowledged), have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CITIZENS BUILDING AND LOAN ASSOCIATION, Greer, S. C., its successors and assigns:

That certain lot, parcel or tract of land, with all improvements now constructed thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, near the Spartanburg and Greenville County Line, about one mile South of the City of Greer, S. C., lying on the west side of the New Pelham Road (now known as Poplar Drive Extension) and being a part of the same tract conveyed to Jeb E. Brady and Geraldine M. Brady by deed of S. E. and Mary Carlton deed book 18-H page 405, and having the following courses and distances, to wit:

Beginning on an iron pin in the old location of the new Pelham Road, joint corner of the John Greer (colored) Estate and runs thence with the said old location of the said road, N. 27-53 W., 130.5 feet to a stake in the said old location of the said road; thence a new line, S. 35-30 W., 987.2 feet to an iron pin on the line of property of N. H. Cox; thence with the said line S. 50-15 E., 107 feet to an old iron pin on the Cox line and joint corner of the said John Greer Estate property; thence with the common line of the Greer Estate and this lot N. 36-07 E., 937.8 feet to the beginning corner. (Iron pin back on line on bank of old location of the said road at 13 feet, also an iron pin on west bank of new location of said road at 113 feet); containing 2.47 acres more or less.

This is the same property conveyed to Jeb E. Brady and Gerldine M. Brady by deed recorded in deed book 25-E page 513, Spartanburg County R. M. C. Office.

This is the same property conveyed to James O. Bennett and James Kenneth Smith by deed by Jeb E. Brady and Geraldine M. Brady July 30th, 1964 and recorded in R. M. C. Office for Spartanburg County.

This is the same property conveyed to me by James O. Bennett and James Kenneth Smith by deed, deed recorded in R. M. C. Office for Spartanburg County in the book 30-W, page 334 on January 13, 1965 and recorded in the R. M. C. Office for Greenville County on Sept. 19, 1973 in deed book 984, page 334.

COPIED TO N. H. COX

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