

LEATHERWOOD, WALKER, TODD & MANN, ATTORNEYS AT LAW

Mortgagee's Address: c/o Kirby Quinn, Jr., Townhouse Galleries, P.O. Box 10370, Greenville, S.C.  
MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C. 29603

STATE OF SOUTH CAROLINA } FILED PURCHASE MONEY  
COUNTY OF GREENVILLE } GREENVILLE CO. S. C. MORTGAGE OF REAL ESTATE  
JUN 4 4 21 PM '79 TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHNNIE M. WALTERS and DONNIE S. TANKERSLEY and DONNA H. WALTERS Vol 1468 p. 301

(hereinafter referred to as Mortgagor) is well and truly indebted unto ETHEL HARRIS QUINN

(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

Seventy-five Thousand and no/100 ----- Dollars (\$ 75,000.00 ) due and payable

as provided in said note with interest at the rate provided in said note which note has a final maturity of June 1, 1984.

with interest thereon from \_\_\_\_\_ at the rate of \_\_\_\_\_ per centum per annum, to be paid

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, the Mortgagee's heirs, successors and assigns:

those ALL that certain piece or parcel or lots of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the eastern side of North Main Street, in the City of Greenville, known as Lots 2 and 3 on Plat of Northgate, Block C, recorded in the R.M.C. Office for Greenville County in Plat Book G, page 136, in Plat Book M, page 13, and a portion of Lot 1 on plat of Northgate, Block C, recorded in Plat Book K, page 113, and having the following metes and bounds according to a more recent plat prepared by James R. Freeland, dated May 22, 1979, entitled "Property of Johnnie M. Walters & Donna H. Walters":

BEGINNING at an iron pin located on the eastern side of North Main Street approximately 80 feet north of the intersection of North Main Street and East Avondale Drive, said pin also being at the southwestern corner of Lot No. 2 and thence from said Point of Beginning running along the eastern side of North Main Street N. 11-51 E. 161.50 feet to an iron pin; thence N. 8-28 E. 75.07 feet to an iron pin; thence leaving North Main Street and running S. 80-02 E. 131.85 feet to an iron pin; thence S. 4-15 W. 93.03 feet to an iron pin; thence S. 10-18 W. 163.49 feet to an iron pin; thence N. 74-15 W. 194.50 feet to an iron pin on the eastern side of North Main Street, being the Point of Beginning, and being the same property conveyed to the mortgagors herein by deed of Ethel Harris Quinn, dated June 1, 1979, to be recorded.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX  
30.00

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 is 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.

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