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BOOK 1052 PAGE 221

MORTGAGE OF REAL ESTATE—Offices of MANN & BRISSEY, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

OLLIE FARNSWORTH
R. M. C.
MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Charles E. Quinn and Owen G. Shell, Jr.,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Nina G. Mann, her heirs and assigns forever:

(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 -----

Eight Thousand and No/100----- Dollars (\$ 8,000.00) due and payable \$107.09 on the 19th day of each and every month hereafter, commencing April 19, 1967; payments to be applied first to interest, balance to principal, balance due 8 years from date, with the privilege to anticipate payment at any time without penalty,

with interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid: monthly

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

All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, State of South Carolina, known and designated as the greater portion of Lot No. 13 on the South side of Ashley Avenue, according to plat of property of B. E. Geer, recorded in Plat Book "H", Page 177, Office of R. M. C. for said County, more particularly described as follows:

BEGINNING at a stake on the South side of said Avenue, joint front corner of Lots Nos. 12 and 13, which stake is 265 feet West of the Southwest corner of said Avenue and North Main Street; thence with the dividing line of Lots Nos. 12 and 13 S. 24-30 W. 200 feet; thence N. 65-30 W. 55 feet to stake in joint rear corner of Lots Nos. 13 and 14; thence with the line of said lots N. 24-30 E. 125 feet to stake; thence S. 65-30 E. 2 feet to stake; thence N. 24-30 E. 75 feet to stake on Ashley Avenue; thence with said Avenue S. 65-30 E. 53 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by the mortgagee by her deed of even date and 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 of all 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.

*Satisfied and cancelled 9/25/67.
Nina G. Mann
Witness John P. Mann*

SATISFIED AND CANCELLED OF RECORD

25 DAY OF Sept. 1967

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 3:42 O'CLOCK P. M. NO. 8959