

OLLIE FARNSWORTH
R.M.C.

BOOK 1145 PAGE 159

MORTGAGE OF REAL ESTATE OF (Part of) the Wood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
DEC 29 2 25 PM '69

SECOND
MORTGAGE OF REAL ESTATE.

COUNTY OF GREENVILLE
OLLIE FARNSWORTH
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, H. GRADY QUILLIN, JR. AND KATHERINE C. QUILLIN,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARTHA H. WATSON

(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 Sixteen Thousand, Two Hundred Fifty and No/100 -----

Dollars (\$ 16,250.00) due and payable

in three hundred (300) equal monthly installments of One Hundred Twenty and 09/100 Dollars (\$120.09) each, first being due and payable on the 1st day of February, 1970 and subsequent payments being due on the 1st day of each month thereafter until paid in full,

with interest thereon from date at the rate of 7 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, ~~HEIR AND ASSIGNS~~ her heirs 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, City of Greenville, being known and designated as Lot No. 5 on Plat of Property of Parrish, Gower and Martin prepared by Dalton and Neves, Engineers, dated March, 1928 and recorded in the R.M.C. Office for Greenville County in Plat Book G at page 197 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the western side of McDaniel Avenue at the joint front corner of Lots 4 and 5 and running thence with the line of Lot No. 4 N. 80-00 W. 188 feet to an iron pin; thence with the line of Lot No. 6 N. 15-40 E. 97 feet to an iron pin on the south side of Cleveland Street; thence along the south side of Cleveland Street S. 69-26 E. 175 feet to an iron pin at the southwestern corner of the intersection of Cleveland Street and McDaniel Avenue; thence along the west side of McDaniel Avenue S. 4-22 W. 64.6 feet to the point of beginning.

This mortgage is junior in lien to that certain mortgage dated April 23, 1963 to C. Douglas Wilson & Co. which is of record in the R.M.C. Office for Greenville County in Mortgage Book 920 at page 109.

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~~PERSONALLY appeared the undersigned witness and made oath that (s) he saw the within named mortgagor H. Grady Quillin, Jr., sign, seal and as his act and deed deliver the within written instrument and that (s) he, with the other witness subscribed above witnessed the execution thereof.~~

~~SWORN to before me this ---- day ---
of December, 1969, ---~~

(SEAL)---

~~Notary Public for South Carolina
my Commission expires: ---~~

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.