

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

RECORDED
NOV 28 11 31 AM '72
ELIZABETH R. QUINN
R.M.C.

BOOK 1258 PAGE 565

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Mary D. Owings and D. R. Ewins, of Greenville County,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Zelma B. 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

Five Thousand, Five Hundred and No/100----- Dollars (\$ 5,500.00) due and payable
\$1500.00 on or before one (1) year from date hereof, together with interest thereon;
\$1000.00 on or before two (2) years from date hereof, together with interest thereon;
\$1000.00 on or before three (3) years from date hereof, together with interest thereon;
\$1000.00 on or before four (4) years from date hereof, together with interest thereon; and
the balance of \$1000.00 on or before five (5) years from date hereof,
with interest thereon from date at the rate of eight (8%) 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, rentals, 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, near Engel Drive, being shown on the County Tax Maps at Sheet 429, Block 1, part of Lot 1, and having, according to an old survey of the Estate of E. S. Griffin prepared by J. Coke Smith, October, 1937, the following metes and bounds; to-wit:

"BEGINNING at a point in the center of the G & K Railroad (also referred to as the G & N Railroad), which point lies approximately 311.4 feet south of the intersection of said railroad with Duncan Chapel Road, and running thence N. 76-00 W. approximately 422.4 feet to an iron pin; thence S. 5-00 W. approximately 701.68 feet to an iron pin; thence S. 10-30 W. approximately 632.28 feet to an iron pin; thence S. 74-30 E. an unknown distance to a point in the center of the G & K Railroad; thence with the center of the G & K Railroad as the property line in a northerly direction, following the railroad tracks, an unknown distance, to the point of beginning.

ALSO: "All that triangular lot of land adjacent to a portion of the above described property, being shown on the County Tax Maps at Sheet 429, Block 1, Lot 1.1 and being described according to plat of Oakland Terrace, Section 2, as recorded in the R. M. C. Office for Greenville County in Plat Book 4 E, at Page 193, the following metes and bounds; to-wit:

"BEGINNING at an iron pin on the western side of Engel Drive at the corner of Lot No. 33 and running thence along the line of Lot No. 33, in a westerly direction, 100 feet to an iron pin on the right-of-way of G & K Railroad; thence with the right-of-way of G & K Railroad, in a northeasterly direction an unknown distance to the intersection of the right-of-way with Engel Drive; thence along Engel Drive, S. 7-32 E. approximately 225 feet to an iron pin at the corner of Lot 33, the point of beginning.

The above described property is the same conveyed to us by Zelma B. Quinn by deed dated November 24, 1972, to be recorded herewith.

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 assign 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.