

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHARLES E. QUINN and PATRICIA P. QUINN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JAMES A. HARRIS

(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

Forty Thousand and no/100 ----- Dollars (\$ 40,000.00) due and payable
Five (5) years from date. No interest shall be charged on this debt in the event the entire amount is paid within one (1) year;

(Patricia P. Quinn joins in the execution of this mortgage since she is a part owner of the real estate, but will not be personally liable for any deficiency).

with interest thereon from date at the rate of Eight(8%) per centum per annum, to be paid semi-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, 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 situate, lying and being in the County of Greenville, State of South Carolina, on the southeastern side of Lindberg Avenue, being known and designated as Lot 6, as shown on Plat of Property of Ladson A. Mills, which plat is of record in the RMC Office for Greenville County, S.C., in Plat Book H, pages -117 and 118, reference to said plat being craved for a metes and bounds description thereof.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, at the southeastern corner of the intersection of S. Leach St. and Esther St. (formerly Moore's Alley), being known and designated as Lots 1,2,3 and 4, as shown on survey for Emma E. Sullivan, dated 6/2/37 and having the following metes and bounds, to-wit: BEGINNING at an iron pin on the southeastern corner of intersection of S. Leach St. and Esther St.; thence S. 18-00 W. 64 feet, more or less, along the eastern side of S. Leach St. to an iron pin at the corner of Stow property; thence S. 76-00 E. 100 feet along the line of Stow property to an iron pin; thence S. 18-00 W. 50 feet to an iron pin; thence S. 76-00 E. 103 feet to a point in center of 10-foot alley; thence N. 18 E. 100 feet along center of alley to a point in center of said alley on southern side of Esther St.; thence N. 72-00 W. 202 feet along the southern side of Esther St. to an iron pin, point of beginning.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the southern side of Garraux Street (formerly Swiss Avenue), and having the following metes and bounds, to-wit: BEGINNING at a point on the southern side of Garraux Street at the northwestern corner of said lot and running thence S. 66-55 E. 61.8 feet along the southern side of Garraux St. to a point; thence S. 18-30 W. 88.75 feet along the eastern side of said lot to a point in line of property now owned by Charles E. & Patricia P. Quinn; thence N. 71-25 W. 60 feet, more or less, along line of Quinn property to point in side line of said lot; thence N. 18-00 E. 88 feet, more or less, along side line of said lot to point on the southern side of Garraux Street, point of beginning.

ALSO: All that piece, parcel or lot of land situate, lying and being in the County of Greenville (SEE ATTACHED SHEET)

Together with all and singular rights, members, herditaments, 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.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

(2) That it will keep the improvements now existing or hereafter erected on the mortgaged property insured as may be required from time to time by the Mortgagee against loss by fire and any other hazards specified by Mortgagee, in an amount not less than the mortgage debt, or in such amounts as may be required by the Mortgagee, and in companies acceptable to it, and that all such policies and renewals thereof shall be held by the Mortgagee, and have attached thereto loss payable clauses in favor of, and in form acceptable to the Mortgagee, and that it will pay all premiums therefor when due; and that it does hereby assign to the Mortgagee the proceeds of any policy insuring the mortgaged premises and does hereby authorize each insurance company concerned to make payment for a loss directly to the Mortgagee, to the extent of the balance owing on the Mortgage debt, whether due or not.

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