

MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomasen, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

Mortgagee's Address:

Rt. 5 - Darby Rd.
Greenville, SC 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE DOBSON HANNERSLEY MORTGAGE
R.M.C.

Aug 21 2 14 PM '79

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JOHNNY F. QUINN and
BETTY P. QUINN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto JIMMY A. QUINN, SR.

(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 SEVEN THOUSAND AND NO/100--

----- DOLLARS (\$7,000.00),

with interest thereon from date at the rate of 8 1/2 per centum per annum, said principal and interest to be repaid: on demand with interest computed at the rate of eight and one-half per cent per annum on the unpaid balance annually.

RECORDED IN THE OFFICE OF THE CLERK OF THE COURT OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA
DOCUMENTARY
JAN 10 1979

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 Greenville, off the eastern side of Darby Road and off the western side of Rainey Road being shown as a tract containing 4.27 ac. on a plat of the E. C. Jeter Property dated February 24, 1945, prepared by G. A. Ellis, recorded in Plat Book 7-M at page 77 in the RMC Office for Greenville County and having according to said plat the following metes and bounds, to-wit:

"BEGINNING at an iron pin at the corner of property now or formerly belonging to Dickens and running thence with the Dickens property N 76 1/2 W 393 feet to an iron pin; thence S 5 1/2 E 198 feet to an iron pin; thence due west 130 feet to an iron pin; thence S 38 1/2 E 584 feet to an iron pin in or near Wolf Creek; thence with said creek S 74 E 83 feet to an iron pin at the corner of property now or formerly belonging to Lazar; thence N 9 E 605 feet to the point of beginning.

"ALSO, all the mortgagors' right, title and interest in and to a 12-ft. driveway extending from the eastern boundary line of the 4.27 ac. tract to a public road now known as Rainey Rd. and being shown on the aforementioned recorded plat.

"ALSO, all the mortgagors' right, title and interest in and to an easement across a driveway extending from the western property line of the subject property across Bennefield property to Darby Rd., as shown on the aforementioned recorded plat.

"Reference is made to said easement as reserved in deed from E. C. Jeter, recorded on Dec. 9, 1944 in DB 270, pg. 110, RMC Greenville Co."

This is the same property conveyed to the mortgagors by deed of Cecile Iris Vaughn Heizer, et al, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

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