

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

S.C.

BOOK 1576 PAGE 140

MORTGAGE
OF
REAL PROPERTY

THIS MORTGAGE, executed the 26 day of July, 19 82, by
Kirby J. Quinn, Jr. (hereinafter referred to as "Mortgagor")
to First National Bank of South Carolina (hereinafter referred to as "Mortgagee") whose address is
Post Office Box 2568

WITNESSETH:

IN CONSIDERATION of the sum of Three Dollars (\$3.00) paid to Mortgagor by Mortgagee and in order to secure the payment of a promissory note including any renewal, extension or modification thereof (hereinafter referred to as the "Note"), dated July 26, 1982, to Mortgagee for the principal amount of Fifty Thousand (\$50,000.00) Dollars, plus interest thereon and costs of collection, including attorneys' fees, and to further secure all future advances or re-advances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note or any renewal, extension or modification thereof or evidenced by any instrument given in substitution for said Note, Mortgagor has granted, bargained, sold and released to Mortgagee and the successors and assigns of Mortgagee, and by this Mortgage does grant, bargain, sell, and release to Mortgagee and the successors and assigns of Mortgagee, all the following real property (hereinafter referred to as the "Property"):

ALL that certain piece, parcel or lot of land together with buildings and improvements thereon, situate, lying and being at the southeastern corner of the intersection of South Main Street and East McBee Avenue in the City of Greenville, Greenville County, South Carolina, and having the following metes and bounds according to plat entitled "Property of Kirby J. Quinn, Jr." dated July, 1982, by Dalton and Neves Co., Engineers:

BEGINNING at the point of intersection of the eastern right of way of South Main Street with the southern right of way of East McBee Avenue and running thence with the southern right of way of East McBee Avenue S. 70-20 E. 121.04 feet to an iron pin; thence running with the center line of a 12 inch wall as the line S. 20-49 W. 55.58 feet to a point; thence with the center line of a 17 inch wall as the line N. 70-01 W. 120.79 feet to a point on the eastern right of way of South Main Street; thence with the eastern right of way of South Main Street N. 20-39 E. 55 feet to the point of beginning.

Being the same property conveyed to Kirby J. Quinn, Jr. by deed of South Carolina National Bank as Trustee under the Wills of Henry T. Mills and Nelle West Mills, recorded April 15, 1982 in Deed Book 1165 at Page 411.

The lien of this mortgage is second in priority to the lien of the Purchase Money Mortgage given by Kirby J. Quinn, Jr. to South Carolina National Bank as Trustee under the Wills of Henry T. Mills and Nelle West Mills dated April 15, 1982 recorded in Mortgage Book 1567, Page 983, securing an indebtedness in the original principal amount of \$110,000.00.

DOCUMENTARY
STAMP
\$20.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee forever.

MORTGAGOR covenants that Mortgagor is lawfully seized of the Property in fee simple absolute, that Mortgagor has good right and is lawfully authorized to sell, convey or encumber the same, and that the Property is free and clear of all encumbrances except as expressly provided herein. Mortgagor further covenants to warrant and forever defend all and singular the Property unto Mortgagee and the heirs, successors or assigns of Mortgagee from and against Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of Mortgagor and Mortgagee, that if Mortgagor pays or causes to be paid to Mortgagee the debt secured hereby, the estate hereby granted

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