

FILED
GREENVILLE CO. S.C.

BOOK 1592 PAGE 238

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DONNIE S. TANKERSLEY
R.M.C.

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

WHEREAS, Larry K. Young and Sheila M. Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto Donald H. Messer and Vicki K. Messer

*Village Circle
Apt. 28
Travelers Rest, S.C. 29690*

(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

Eleven Thousand and no/100-----Dollars (\$ 11,000.00) due and payable

with interest thereon from _____ date _____ at the rate of 12 _____ per centum per annum, to be paid:

as per the terms of said note.

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 and being further described as follows.

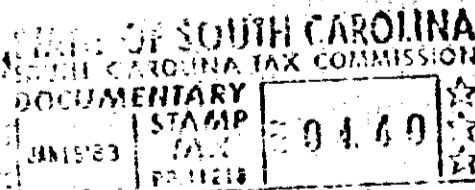
ALL that piece, parcel or lot of land situate, lying and being in Bates township, Greenville County, South Carolina on the eastern side of McClure Drive and having, according to plat of property of Donald H. and Vicki K. Messer, by W.R. Williams R.L.S., dated June 28, 1979, the following metes and bounds, to-wit:

- A) BEGINNING at an old iron pin on the eastern side of McClure Drive at joint corner of property of Griffin, 160 feet from intersection of McClure Drive and Toler Road and running thence, N. 33-51 E., 179.5 feet to an iron pin; thence S. 24-00 W., 447.5 feet to old iron pin; thence, N. 34-28 W. 105.3 feet to an old iron pin; thence, N. 66-52 W. 97.8 feet to point of beginning, containing 1.4 acres.
- B) Also that certain 10 feet strip of land parallel to McClure Drive on the eastern side thereof and adjacent to the above property and having, according to the above plat the following metes and bounds, to-wit:

BEGINNING at old iron pin at the intersection of McClure Drive and Toler Road on eastern side of McClure Drive, at joint corner with property of Griffin and running N. 18-00 E., 160 feet, to an old iron pin; thence with line of the above property N. 33-51 E. 179.5 feet to iron pin; thence still with line of above property N. 17-34 E. 128.4 feet to old iron pin on line of McClure; thence in western direction with the line of McClure 10 feet to a point; thence S. 17-36 W. 124.2 feet to a point; thence S 33-51 W. 179.5 feet to a point; thence S. 17-56 W., 163.8 feet to a point on Toler Road; thence S. 85-55 E. 10 feet to the point of beginning.

This is that property conveyed to Mortgagor by deed of Donald H. Messer and Vicki K. Messer dated and filed concurrently herewith.

This is a second mortgage junior to that of Poinsett Federal Savings & Loan Association recorded in Mortgage Book 1592 at page 179 in the original amount of \$46,308.88.



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 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.

RECORDED
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