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MORTGAGE OF REAL ESTATE—Offices of MANN & MANN, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

CLERK OF COURTS

RECORDS

MORTGAGE OF REAL ESTATE

BOOK 1019 PAGE 15

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, John H. Young,

(hereinafter referred to as Mortgagor) is well and truly indebted unto C. Otto White, Jr., Realtor, a Corporation, its successors and assigns forever:

(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 -----

Twenty Five Thousand Five Hundred and No/100----- Dollars (\$ 25,500.00 ) due and payable

\$335.12 on the 15th day of each and every month hereafter, commencing January 15, 1966; payments to be applied first to interest, balance to principal, balance due 8 years from date, with the privilege to anticipate payment at any time without penalty,

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

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

All that piece, parcel or lot of land situate, lying and being in the City and County of Greenville, South Carolina, on the southwestern side of Laurens Road and being known and designated as Lot No. 3 as shown on a plat of property of Estate of J. A. Adams, prepared by W. J. Riddle, dated October 18, 1933 and recorded in the Clerk of Court's Office for Greenville County in Judgment Roll E-4056 and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of Laurens Road at the present right-of-way line at the joint front corner of Lots Nos. 2 and 3 and running thence with the line of Lot No. 2 S. 36-20 W. 176.2 feet to an iron pin; thence S. 31-27 E. 91 feet to an iron pin; thence with the line of Lot No. 4 N. 42-16 E. 167.3 feet to an iron pin on the southwestern side of Laurens Road; thence along said road N. 30-03 W. 110.9 feet to the point of beginning, and being the entire remaining portion of Lot No. 3 after removing therefrom the present right-of-way for Laurens Road.

This property is subject to an easement for a driveway along the southeastern side line as it is more fully set forth in deed recorded in Deed Book 298, Page 69.

The above is the same property conveyed to the mortgagor by the mortgagee by his deed of even date to be recorded.

This is a second mortgage, being junior in lien to a first mortgage given by the mortgagor to Fidelity Federal Savings and Loan Association in the amount of \$31,000.00.

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