

BOOK 669 PAGE 143

State of South Carolina,

County of Greenville

FEB 21 11 27 AM 1956

OLLIE FARRINGTON
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

Melvin K. Younts

(herein called mortgagor) SEND GREETING:

WHEREAS, the said mortgagor Melvin K. Younts

in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to the LIBERTY LIFE INSURANCE COMPANY, a corporation chartered under the laws of the State of South Carolina, in the full and just sum of Eight Thousand and no/100(\$ 8,000.00) DOLLARS, to be paid at its Home Office in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of four and three-fourth 4-3/4 % per centum per annum, said principal and interest being payable in monthly instalments as follows:Beginning on the 1st day of April, 1956, and on the 1st day of each Month of each year thereafter the sum of \$ 62.24to be applied on the interest and principal of said note, said payments to continue up to and including the 1st day of March, 1971 and the balance of said principal and interest to be due and payable on the 1st day of March, 1971 the aforesaid monthly payments of \$ 62.24each are to be applied first to interest at the rate of four and three-fourth 4-3/4 % per centum per annum on the principal sum of \$ 8,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All instalments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any instalment or instalments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if at any time any portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said LIBERTY LIFE INSURANCE COMPANY according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said LIBERTY LIFE INSURANCE COMPANY, at and before the signing 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 said LIBERTY LIFE INSURANCE COMPANY

All that lot of land in the County of Greenville, State of South Carolina in the Town of Fountain Inn, S. C. being known as lot no. 19 and a small portion of lot no. 20 according to plat of property of Floyd and Mary W. Weathers made by W. J. Riddle and recorded in the R.M.C. Office for Greenville County in Plat Book "FF" at Page 350 and having, according to a more recent survey entitled Property of Melvin K. Younts made by T. C. Adams dated February 15, 1956, which plat is recorded in the R.M.C. Office for Greenville County in Plat Book JJ at Page 109, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Woodvale Avenue, which iron pin is situate 389.9 feet from the intersection of Weathers Circle and Woodvale Avenue, (which iron pin is situate N 31-16 E, 19 feet from the joint front corner of lots nos. 19 and 20) and running thence through lot no. 20, S 63-01 E, 142.6 feet to an iron pin; thence along the lines of lots nos. 10 and 11, S 21-23 W, 95 feet to an iron pin, rear corner of lot no. 18; thence with the line of lot no. 18, N 68-37 W, 157 feet to an iron pin on the southeastern side of Woodvale Avenue; thence with said Avenue, N 29-09 E, 91 feet to an iron pin at the joint front corner of lots nos. 19 and 20; thence continuing with said Avenue, N 31-16 E, 19 feet to the point of beginning.

Being a portion of the property conveyed to Melvin K. Younts by deed of Floyd and Mary W. Weathers.