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MORTGAGE OF REAL ESTATE - OLLIE FARNSWORTH, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

STATE OF SOUTH CAROLINA

JUN 9 4 28 PM 1969

MORTGAGE OF REAL ESTATE

COUNTY OF F GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS,

JAMES E. YOUNG AND PAULINE W. YOUNG,

(hereinafter referred to as Mortgagor) is well and truly indebted unto J. R. RICHARDSON, SR. AND JEFF R. RICHARDSON, JR.,

(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 One Thousand, Five Hundred and No/100

Dollars (\$ 1,500.00) due and payable

on demand,

with interest thereon from _____ date _____ at the rate of 6 1/2 per centum per annum, to be paid: semi-annually

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:~~ their heirs 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, near the City of Greenville, on the southeastern side of Fair Forest Way and being shown and designated as Lot No. 16 on revised Map No. 1 of Franklin Hills Subdivision, recorded in the Greenville County R. M. C. Office in Plat Book DDD, Page 95 and having, according to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Fair Forest Way at the joint front corner of Lots 16 and 17 and running thence along Fair Forest Way N. 38-41 E. 29 feet to an iron pin; thence N. 66-53 E. 121.7 feet to an iron pin; thence S. 61-59 E. 134.5 feet to an iron pin; thence S. 38-30 W. 160.9 feet to an iron pin at the joint rear corner of Lots 17 and 16; thence with the joint line of said Lots N. 51-19 W. 190.2 feet to an iron pin at the point of beginning.

It is understood and agreed that this mortgage shall be junior in lien to a mortgage to be given by the mortgagors herein to Cameron-Brown Company securing a note of the mortgagors in the amount of \$10,100.00.

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 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.

Paid in full and satisfied May 23, 1969.

Jeff R. Richardson Jr.

J. R. Richardson

Witness Opal E. Morehead

Roy E. Nobility

SATISFIED AND CANCELLED OF RECORD

28 DAY OF May 1969

Ollie Farnsworth

R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 9:49 O'CLOCK A. M. NO. 28428