

STATE OF SOUTH CAROLINA

FILED
GREENVILLE CO. S. C.

BOOK 1142 PAGE 249

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

Nov 16 10 24 AM '69

TO ALL WHOM THESE PRESENTS MAY CONCERN:

OLLIE FARNSWORTH
R. M. C.

WHEREAS, WE, ARNOLD S. & SHIRLEEN CHILDRESS

(hereinafter referred to as Mortgagor) is well and truly indebted unto EDDIE JOE YOUNG SR.

(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 FORTY TWO HUNDRED DOLLARS *****

Dollars (\$ 4200.00) due and payable

AT THE RATE OF \$75.00 PER MONTH BEGINNING THE FOLLOWING MONTH AFTER THE NOTE IS PAID OFF AT THE SOUTHERN BANK & TRUST IN PICKENS, S. C., INTEREST TO START ON THIS MORTGAGE, ON THE DATE THE NOTE AT SOUTHERN BANK AND TRUST IS PAID OFF

with interest thereon from date at the rate of 6 per centum per annum, to be paid: WITHIN THE 75.00 PER MONTH PAYMENT, UNTIL PAID IN FULL

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 KNOWN AND DESIGNATED AS LOT NO. 3

OF THE PROPERTY OF LUCIA DELTON NELTON, ON U. S. HIGHWAY NO. 29, AS SHOWN BY PLAT OF SAID PROPERTY RECORDED IN THE R.M.C. OFFICE FOR GREENVILLE COUNTY IN PLAT BOOK 11 AT PAGE # 41, AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON U. S. HIGHWAY NO. 29 AT THE NORTH WEST CORNER OF LOT NO. 4 AND RUNNING THENCE WITH LINE OR RIGHT OF WAY OF SAID HIGHWAY, NORTH 31-45 EAST 100 FEET TO AN IRON PIN, RUNNING THENCE SOUTH 66-0 EAST 226.2 feet with line of lot no. 2 to AN IRON PIN; RUNNING THENCE SOUTH 27-52 WEST 90.3 FEET WITH LINE OF R. M. C. RAILWAY TO AN IRON PIN; RUNNING THENCE NORTH 66-0 WEST 233 FEET TO THE BEGINNING CORNER.

THIS BEING THE SAME PROPERTY CONVEYED BY PERRY R. HENKE TO JOSEPH H. HADDEN AND PAVE R. HADDEN BY DEED RECORDED IN DEED BOOK 821, AT PAGE 480, P.M.C. OFFICE FOR GREENVILLE COUNTY, AND LATER CONVEYED TO EDDIE JOE YOUNG SR. BY DEED OF PAVE R. HADDEN DATED JULY 25th, AND RECORDED IN BOOK 872 OF DEEDS, PAGE 486, DATED JULY 25th, 1969.

THIS PROPERTY IS SOLD SUBJECT TO ALL EXISTING AND RECORDED EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS PERTAINING TO SAID PROPERTY AND AS RECORDED IN THE P.M.C. OFFICE FOR GREENVILLE COUNTY AND AS SHOWN ON SAID PLAT.

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; if 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.