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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, ROY C. YOUNG, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROY C. YOUNG and JANE YOUNG

(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

Sixty Thousand & No/100 (\$60,000.00)-----Dollars ~~XXXXXXXXXXXX~~ due and payable
In monthly installments of \$506.32, beginning February 1, 1978, until paid
in full,

with interest thereon from date at the rate of 6% per centum per annum, to be paid: Mo.

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, near the City of Greenville, lying and being on the Southeastern side of Ponders Road, being known and designated as Lot No. 4 as shown on a plat of Sheet No. 5 of Huntington Subdivision, prepared by Piedmont Engineers & Architects, dated May 4, 1968, recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book WWW at page 27 and having, according to said plat, the following metes and bounds:

BEGINNING at an iron pin on the Southeastern edge of the right of way for Ponders Road at the joint front corner of Lots Nos. 3A and 4 and running thence with the line of Lot No. 3A S. 65-56 E. 301.8 feet to an iron pin in the subdivision property line; thence with the said subdivision property line; thence with the said subdivision property line, the following courses and distances: N. 3-47 W. 217.8 feet to an iron pin, thence N. 4-46 W. 289.5 feet to an iron pin, thence N. 3-49 W. 265.8 feet to an iron pin on the Southeastern edge of the right of way for Ponders Road; thence with the Southeastern edge of the right of way for Ponders Road, the following courses and distances: S. 15-28 W. 237.2 feet to an iron pin, thence S. 10-25 W. 126.3 feet to an iron pin, thence S. 17-05 W. 119.7 feet to an iron pin and thence S. 28-32 W. 205.8 feet to the point of beginning, being the same property conveyed by Deed of Helen J. Croxton, et al recorded March 19, 1976 in Bk. 1033 page 389.

The premises hereinabove are conveyed subject to certain restrictions and protective covenants recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 740 at page 269 and in Deed Book 815 at page 313 and subject to all roadways, easements and rights of way, if any, affecting the above described property.

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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.

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