

MAY 8 11 50 AM '78

BOOK 1431 PAGE 431

DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

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

WHEREAS, We, Herman William Young and Martha Marie Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto George Hammonds

(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 Four Thousand Two Hundred and No/100

Dollars (\$ 4,200.00) due and payable

In monthly installments of no less than Fifty and No/100 Dollars (\$50.00)
per month commencing June 1, 1978 with the entire balance being due May 1, 1985.

with interest thereon from hereon at the rate of nine 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:

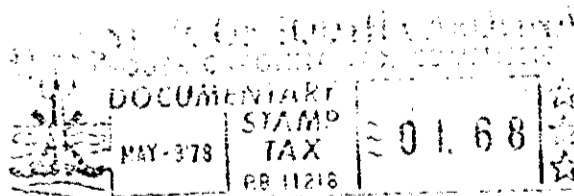
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Bates Township, and having the following metes and bounds, to-wit:

BEGINNING at a point in the center of the road leading by Belview School (sometimes known as Belview Baptist Church Road) said point being approximately 740 feet from the intersection of Belview Baptist Church Road and Highway No. 25 and running thence N. 21-15 E. 414.9 feet to a point; thence S. 68-45 W. 75 feet to an iron pin; thence in a new line S. 21-15 W. 414.9 feet to a point in the center of Belview Baptist Church Road, said point being 665 feet from the intersection of Belview Baptist Church Road and Highway No. 25 and running thence along said road, N. 68-45 E. 75 feet to a point, the point of beginning.

This conveyance is made subject to any restrictions, rights-of-way or easements that may appear of record on the recorded plat(s) or on the premises.

Derivation: George Hammonds, Deed Book 1078, Page 772, recorded May 8, 1978.

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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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