

MORTGAGE OF REAL ESTATE -
S. C.

1508 691

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

FILED 1980 MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, JOHN M. YOUNGER AND IVA P. YOUNGER

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE I. WIKE, JR. & FRANCES G. WIKE

(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 FIVE HUNDRED AND 00/100----- Dollars (\$ 4,500.00) due and payable

over a four (4) year period, with monthly installments
of \$116.30 with first payment being due August 15 - 1980
and due on the same date of each month thereafter until paid in full;

with interest thereon from date at the rate of 11% 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, being included on a plat entitled "Property of J. M. Latimer" prepared by C. O. Riddle, dated March, 1962, containing 55 acres, more or less and also shown and designated as 2.056 acres on a more recent plat for John M. Younger and Iva P. Younger, dated July, 1980, prepared by Webb Surveying & Mapping Co., recorded in Plat Book 8C at page 62, and having, according to the more recent plat, the following metes and bounds, to-wit:

BEGINNING at a spike in the center of the easterly side of Slatton Shoals Road and running thence N. 80-55 E., 580.39 feet to an iron pin at the rear line of the 2.056 acre tract; thence turning and running S. 9-07 E., 154.82 feet to an iron pin; thence turning and running S. 80-51 W., 574.60 feet to a spike in the center of Slatton Shoals Road; thence with said Road, N. 11-15 W., 155.60 feet to a spike, being the point of beginning.

This is the identical property conveyed to the mortgagors by deed of George I. Wike, Jr. and Frances G. Wike, to be recorded of even date herewith.

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.

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