

FILED
GREENVILLE CO. S. C.

MORTGAGE

1522-745

OCT 30 4 13 PM '80

DONNIE S. HANKINS MORTGAGE is made this 30th day of October 1980, between the Mortgagor, Larry L. Young and Jean H. Young

(herein "Borrower"), and the Mortgagee, Fidelity Federal Savings and Loan Association, a corporation organized and existing under the laws of South Carolina, whose address is 101 East Washington Street, Greenville, South Carolina (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of Eighty Thousand and No/100-- Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 1980 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on November 1, 2010

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina being known as Lot No. 38, Chisolm Trail, of Section 2, Parkins Lake Development near Greenville, S.C., according to a plat made October 22, 1962, by R. K. Campbell, Engineer and recorded in the RMC Office for Greenville County, S.C. in Plat Book YY at page 93 and having according to a more recent survey prepared by Freeland & Associates dated October 23, 1980, entitled PROPERTY OF LARRY L. YOUNG AND JEAN H. YOUNG the following metes and bounds, to-wit:

Beginning at an iron pin on the north side of Chisolm Trail, at the joint front corner of Lots 38 and 39 and running along the line of Lot No. 39, N. 56-07 W., 170 feet to an iron pin at the joint rear corner of Lots 38 and 39; thence along the rear line of Lots 36 and 37, S. 29-41 W., 218 feet to an iron pin on Timrod Way; thence along Timrod Way, S. 70-27 E., 67.6 feet; thence continuing with the curve of Timrod Way, S. 57-45 E., 50 feet to an iron pin on Chisolm Trail; thence along Chisolm Trail, N. 51-30 E., 91.4 feet to an iron pin; thence continuing along Chisolm Trail, N. 40-07 E., 100 feet to an iron pin; thence continuing along Chisolm Trail, N. 33-55 E., 12.7 feet to the beginning corner.

The above property is the same property conveyed to the mortgagors by deed of Merrill Lynch Relocation Management, Inc. to be recorded herewith.

STATE OF SOUTH CAROLINA
DOCUMENTARY STAMP TAX \$ 32.00

which has the address of 40 Chisolm Trail Greenville, S. C. 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

5070
0030 80

494

4.0002

5
7
4
0

4328 RV-2