

Security Federal MORTGAGE

BOOK 1604 PAGE 490

CR. F. H. CO. S. C.
APR 29 3 09 PM '83
DONNIE S. FANESSLEY
R.M.C.

THIS MORTGAGE is made this 29th day of April 1983 between the Mortgagor, JOHN H. YOUNG AND JANE J. YOUNG (herein "Borrower"), and the Mortgagee, Security Federal Savings and Loan Association of South Carolina, a corporation organized and existing under the laws of the United States, whose address is 1233 Washington Street, Columbia, South Carolina, 29201 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of One Hundred Thousand and No/100 (\$100,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated April 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on May 1, 1998.

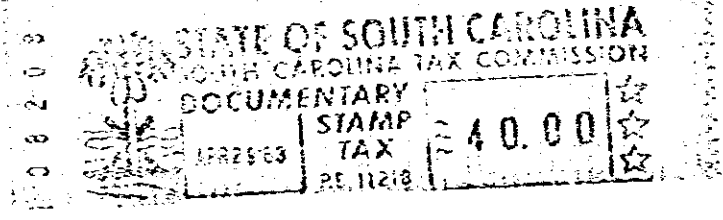
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 situate, lying and being at the Southwestern corner of the intersection of McDaniel Avenue and Crescent Court, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 7 and a portion of Lot No. 14 as shown on a plat prepared by C. M. Furman, Jr., Engineer, dated May, 1930, entitled "Estate of T. Q. Donaldson", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book I at page 26, and having, according to a more recent plat prepared by Webb Surveying & Mapping Co., dated April 27, 1983, entitled "Property of John H. Young and Jane J. Young", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 95 at page 11, the following metes and bounds:

BEGINNING at an iron pin on the Western side of McDaniel Avenue at the joint front corner of Lots Nos. 7 and 8, and running thence with the line of Lot No. 8 and a portion of Lot No. 14 (property now or formerly of Easterby), N. 82-57 W. 239.66 feet to an iron pin; thence with the line of property now or formerly of Sellers, N. 7-12 E. 75 feet to an iron pin on the Southern side of Crescent Court; thence with the Southern side of Crescent Court S. 82-56 E. 243 feet to an iron pin at the Southwestern corner of the intersection of Crescent Court and McDaniel Avenue; thence with the Western side of McDaniel Avenue S. 9-45 W. 75 feet to the point of beginning.

This is the greater portion of the property conveyed to the Mortgagors herein by deed of Thrace M. Baker, dated August 1, 1980, and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 1130 at page 335, on August 1, 1980.

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which has the address of 624 McDaniel Avenue, Greenville, South Carolina 29605 (herein "Property Address");

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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".

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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.