

OLLIE FARNSWORTH

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

R. M. C.

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Whereas: BILLIE KAY YOUNG,

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

L. J. VAUGHN, SR.,

(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 -----

---Three Thousand Four Hundred and no/100 ----- Dollars (\$3,400.00) due and payable
\$35.00 per month, first applied to interest and balance to principal,

with interest thereon from date at the rate of SEVEN (7%) 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, Fairview Township, being shown as a portion of Lot #7, Lot #8, and a portion of Lot #9, on plat of property of C.F. Putman, as shown by plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book I at page 114, and having, according to a recent survey by Carolina Engineering and Survey Company, dated November 12, 1962, entitled Property of Nellie Mae Nabors, the following metes and bounds, to wit:

BEGINNING at an iron pin on the northeast side of Cox Street at the joint front corner of Lots 9 and 10 and running thence a line through Lot 9, N. 12-14 E., 150 feet to an iron pin; thence continuing the same line 51 feet to an iron pin in branch at line of property of Woodside Cotton Mills Company; thence with the center of said branch, the chord of which is S. 65-14 E., 64.7 feet to an iron pin; thence continuing with said branch, the chord of which is N. 83-17 E., 64.5 feet to an iron pin; thence a line through Lot 7, S. 0-30 E., 228 feet to an iron pin on the northeast side of Cox Street; thence with the northeast side of Cox Street N. 73-0 W. 91 feet to an iron pin; thence continuing the same line N. 73-0 W. 80 feet to an iron pin, the beginning corner.

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.

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.