

MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH
R. M. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, George Young, Jr.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company
Piedmont, S. C.

(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

Five thousand five hundred sixty - seven and 24/100----- Dollars (\$ 5,567.24) due and payable in monthly installments of \$100.00 each, including principal and interest, the first of said installments being due and payable on May 15, 1970, and a like sum on the corresponding day of each and every calendar month thereafter until the whole of said debt is paid in full.

with interest thereon from date at the rate of 8% 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

All that piece, parcel and lot of land in Grove Township, County of Greenville, State of South Carolina, designated as Lot No. 1 on a plat of the property of George Young by C. C. Jones, Engineer, dated February 3, 1958, and more particularly described as follows:

BEGINNING at an iron pin on Reedy Fork Road at the joint corner of Lot No. 1 and the property of George Young and running thence along the line of the George Young property S. 22-30 E. 150 feet to an iron pin; thence N. 62-06 E. 95.3 feet to an iron pin at the joint back corner of Lots 1 and 2, thence N. 32-09 W. 150 feet to an iron pin at the joint front corner of Lots 1 and 2; thence S. 61-51 W. 70 feet along Reedy Fork Road to the beginning corner.

Being a portion of the same land conveyed to George Young by T. A. Waldrep by deed dated November 2, 1946 and recorded in the Office of the R. M. C. for Greenville County in Deed Volume 301 at page 360.

This is the same property conveyed to George Young, Jr. by George Young by deed dated February 13, 1958, recorded in the Office of R. M. C. for Greenville County in Book 593 of Deeds, Page 55.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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.