AUG 5 3:29 PM '70

MORTGAGE OF REAL ESTATE—Mann, Foster, Ashmore & Brissey, Attorneys at Law, Justice Building, Greenville, S. C.

OLLIE FARNSWORTH
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

BOOK 1162 PAGE 421

# MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, John W. Jennings and R. Jack Dill

(hereinafter referred to as Mortgagor) is well and truly indebted unto Roy C. Young

(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 ----------
Thirty Thousand and No/100---------- Dollars ($ 30,000.00 ) due and payable

nine (9) months from date or seven days after Roy C. Young vacates the described premises, whichever occurs firest.

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, on the northeastern side of Grand Avenue and being shown on plat of Property of Roy C. Young dated July, 1961 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northeastern side of Grand Avenue at corner of property of R. E. Watson, Jr., which iron pin is 167 feet in a southeasterly direction from the center line of Lowndes Hill Road, and running thence along the northeastern side of said Grand Avenue S. 20-50 E. 36 feet to an iron pin; thence continuing along said Avenue S. 20-50 E. 183.7 feet to an iron pin; thence N. 58-0 E. 132.7 feet to an iron pin; thence N. 25-10 W. 144.2 feet to an iron pin; thence N. 20-59 W. 36 feet to an iron pin in line of Watson property; thence along the line of said Watson property S. 75-58 W. 120 feet to the point of beginning.

The above is the same property conveyed to the mortgagors by the mortgagee by deed of even date recorded herewith.

This is a purchase money mortgage.

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 heireinabove 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.

Satisfied and cancelled this 5th day of May 1971.
Roy C. Young
Witness John P. Mann

SATISFIED AND CANCELLED OF RECORD
5 DAY OF May 1971
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 2:35 O'CLOCK P M. NO. 26136