

Heaton, Drawer, D. C. 29603, P.O. Box 207, GREENVILLE, S. C. 29603

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 27 1972
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R.M.C.
ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, DONALD L. SOUTHERN and PEARLINE S. SOUTHERN

(hereinafter referred to as Mortgagor) is well and truly indebted unto JUNE YOUNG and PATRICIA D. 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 TWO THOUSAND FOUR HUNDRED THIRTY and no/100----- Dollars (\$ 2,430.00) due and payable

in accordance with said Note of even date herewith,

with interest thereon from date at the rate of 7 1/2 per centum per annum, to be paid:

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 piece, parcel or lot of land, together with buildings and improvements, situate, lying and being in the County of Greenville, State of South Carolina, on the Eastern side of South Carolina Highway No. 23-278, as shown on Plat recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4 M , Page 75 , and having according to said Plat, the following Metes and bounds, to-wit:

BEGINNING at an iron pin located 197 feet, in an Easterly direction, from a nail in the center of South Carolina Highway No. 23-278, and running thence S. 43-12 E., 576 feet to an iron pin; thence N. 74-25 E., 300 feet to an iron pin; thence N. 46-30 W., 758 feet to an iron pin; thence S. 32-40 W., 232 feet to the point and place of beginning. This tract contains 3.7 acres and is shown on a Plat dated December 30, 1971.

Together with all and singular rights, members, herditaments, 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.

5th
April 27
3:02 O'CLOCK P.M. NO. 26542

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 46 PAGE 568