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GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA
COUNTY OF Greenville

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, George Young, Jr.

do hereby declare as Mortgagor to be 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 in full herein by reference, in the sum of

Two thousand two hundred sixty - eight and 48/100 Dollars \$ 2,268.48

in twelve monthly installments of \$189.04 each, the first of these due on September 15, 1977 with a like sum due on the 15th day of each calendar month thereafter until entire amount is paid in full.

with interest thereon from date at the rate of 12.23 per centum per annum, to be paid in advance

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 in consideration of the further sum of Three Dollars \$3.00 to the Mortgagee and 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 ft. to an iron pin; thence N. 62-06 E. 95.3 ft. to an iron pin at the joint back corner of Lots 1 and 2, thence N. 32-09 W. 150 ft. to an iron pin at the joint front corner of Lots 1 and 2; thence S. 61-51 W. 70 ft. along Reedy Fork Road to the beginning corner.

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

This being the same property conveyed to George Young, Jr. by deed of George Young dated February 13, 1958, recorded in the Office of R. M. C. for Greenville County in Deed Book 593, at page 55 on February 15, 1958.



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 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.

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