

Main Street, Simpsonville, SC 29681

GREENVILLE CO. S. C.

BOOK 1449 PAGE 719

MORTGAGE

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GREENVILLE CO. S. C.

THIS MORTGAGE is made this 3rd day of November, 1978, between the Mortgagor, Bruce C. Young and Nancy N. Young (herein "Borrower"), and the Mortgagee, UNITED FEDERAL SAVINGS AND LOAN ASSOCIATION OF FOUNTAIN INN, a corporation organized and existing under the laws of the United States of America, whose address is 201 Trade Street, Fountain Inn, S. C. 29644 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 3, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 1994.

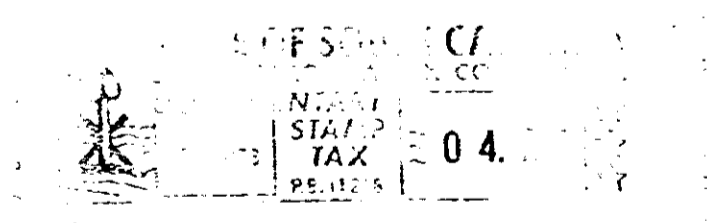
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that lot of land in the County of Greenville, State of South Carolina near Simpsonville, S.C. shown as Lot No. 26 according to plat of Roland Heights made by W. J. Riddle, July 1950, and recorded in the RMC Office for Greenville County in Plat Book S at Page 34 and having, according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeastern side of Alice Avenue, at the joint front corner of lots nos. 25 and 26, which iron pin is situated 255 feet northeast of the intersection of U.S Highway No. 276 and Alice Avenue, and running thence with the southeastern side of Alice Avenue N. 52-16 E. 80 feet to an iron pin at the corner of lot no. 27; thence with the line of lot no. 27, S. 35-09 E. 175 feet to an iron pin at the rear corner of lot no. 27; thence along the line of lot no. 35 S. 52-16 W. 80 feet to an iron pin at the corner of lot no. 25; thence with the line of lot no. 25 N. 35-09 W. 175 feet to the point of beginning and being the same property as conveyed to grantor by deed recorded in deed book 547 at page 115 of the RMC Office for Greenville County.

This being the same property conveyed to the Mortgagors herein by deed of Billy Dean Ford, June 30, 1960, recorded in the RMC Office for Greenville County in Deed Volume 653 at page 541.

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which has the address of 106 Alice Avenue, Simpsonville, SC 29681 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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