

STATE OF SOUTH CAROLINA
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GREENVILLE CO. S. C.
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DONNE BRANNERSLEY
R.A.C.

REC. 1494 PAGE 198

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

ROYAL B. YOUNG (hereinafter referred to as Mortgagor)
SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST NATIONAL BANK OF SOUTH CAROLINA, GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note(s) 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), with interest thereon as provided in said promissory note(s), said principal and interest to be paid as therein stated, and

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 purpose, and

WHEREAS, the unpaid balance of said debt or debts, if not sooner paid, shall be due and payable February 1, 1985,

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the afore-said 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 to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, 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.

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ALL that piece, parcel or lot of land, with all improvements thereon, situate, lying and being in Greenville Township, Greenville County, State of South Carolina, located about 3-1/2 miles from the Greenville County Courthouse on the west side of Augusta Road (U.S. Highway No. 25) and being shown on a plat prepared by W. R. Williams, Jr., Engineer/Surveyor, dated January 21, 1980, entitled "Survey for Royal B. Young", and having according to said plat and survey the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Augusta Road at the corner of property now or formerly belonging to Cheros, said point being 95 feet north of the intersection of Patton Road and Augusta Road, and running thence S. 88-45 W. 95.2 feet to an old iron pin in line of property now or formerly belonging to Blakeley; thence N. 1-20 W. 80.8 feet to an old iron pin in line of property now or formerly belonging to Albert; thence N. 77-45 E. 113.7 feet to an iron pin on the western right of way line of Augusta Road; thence with the western right of way of Augusta Road S. 1-13 E. 102.5 feet to the beginning corner.

ALSO, all of the right, title and interest of grantor in and to a permanent easement for means of ingress and egress over and across a certain triangular strip located on the west side of Augusta Road at the joint front corner of property now or formerly belonging to Cheros, and being described as follows:

BEGINNING at the joint front corner of the property above described and property now or formerly belonging to Cheros and running thence with the western right of way line of Augusta Road S. 1-13 E. 16.9 feet; thence N. 45-00 W. 23.4 feet; thence N. 88-45 E. 16.2 feet to the point of beginning.

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