

MORTGAGE OF REAL ESTATE -

BOOK 1503 PAGE 511

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE, S. C.

APR 25 11 51 AM '80

MORTGAGE OF REAL ESTATE

GREENVILLE, S. C. TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Andrew Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto The City of Greenville, A Municipal Corporation, Post Office Box 2207, Greenville, South Carolina 29601.

(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 Four thousand and twenty one and 00/100 Dollars (\$ 4,021.00) due and payable

with interest thereon from 15th day of month after work is completed the rate of 3 per centum per annum, to be paid: \$ 38.25 per month last payment \$37.98.

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 and according to a plat recorded in plat Book H, Page 117 and 118 in the RMC Office for Greenville County having the following metes and bounds to-wit:

BEGINNING at a point 104.2 feet from the southeast intersection of Gower and Lindbergh Avenue and running S 37-0W 40 feet to a point; thence S 53-0W 103.2 feet to a point; thence N 31-13 W 40.2 feet to a point; thence N 53-0 E 99.2 feet to the point of beginning.

DERIVATION: L. A. Miller conveyed same property to A. W. Young in Deed Book 126 Page 562 recorded July 5, 1928; A. W. Young died intestate leaving as heirs his widow Eva Young and son Andrew Young (See Probate file 1280-22); Eva Young died testate devising property to son Andrew Young (See Probate File 1280-21).

THE CITY ASSUMES ALL STAMPS AND RECORDING FEES.

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 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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