

Amount Financed: \$6,094.13

REAL ESTATE MORTGAGE

BOOK 1559 PAGE 436

THE STATE OF SOUTH CAROLINA )

COUNTY OF Greenville )

TO ALL WHOM THESE PRESENTS MAY CONCERN: William F. Young and Minnie Frances Young

of the County of Greenville, State of South Carolina, hereinafter called the Mortgagors, send greeting:

WHEREAS, the said Mortgagors are justly indebted to FINANCE ONE OF SOUTH CAROLINA, INC., hereinafter called the Mortgagee, and have given their promissory Note therefore bearing even date herewith, whereby they have promised to pay to the Mortgagee in accordance with its terms the Actual Amount of Loan of \$ 9,365.84 together with interest on unpaid balances, it being hereby expressly agreed that upon default in the payment of said note or of any charge in connection therewith, or of insurance premiums, taxes or assessments or in the performance of any of the requirements herein contained as to taxes or insurance or of any of the other conditions hereof, the Mortgagee shall have the right to declare immediately due and payable the entire unpaid principal balance hereof and accrued interest thereon, and to proceed, without notice, to enforce the collection of same as provided therein, together with a reasonable attorney's fee up to 15% of said unpaid balance for any litigation concerning the debt, and all other amounts secured hereby.

NOW KNOW ALL MEN That the Mortgagors, in order better to secure the payment of the note above mentioned in accordance with its terms, and all other sums mentioned therein or herein, to the Mortgagee, and also in consideration of the further sum of TEN DOLLARS to the Mortgagors in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real property: County of Greenville

All that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina in the Fifth Ward of the City of Greenville, having a frontage of 52 feet on the North Side of Birnie Street, and extending back to an alley which runs along the right of way of the C & G Railway.

BEGINNING at an iron pin on the N. E. Side of Birnie Street, and running thence N. 35-45 E. 193.4 feet to an iron pin on the right of way of the C. & G. Railroad; thence along said right of way S. 35-07 E. 65 feet to an iron pin; Thence S. 39 W. 172 feet to an iron pin on Birnie Street; thence along Birnie Street N. 54-.08 W. 52 feet to the beginning, being the same land conveyed to us, said L. B. Ferguson and Mae Dee Ferguson by W.A. Bates by Deed recorded in the R.M.C. Office for said Greenville County in Deed Book 193, page 306.

KNOWN AS 312 Birnie Street and being in Tax District 500-Sheet 55-Block 3-Lot 6.

DERIVATION: MRS. MAMIE BRADFORD. January 14th 1966 Book 790, Page 156.



... the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident

TO HAVE AND TO HOLD all and singular the said premises unto the Mortgagee, its successors and assigns, forever.

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