

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
R.M.C.

MORTGAGE OF REAL ESTATE

1630-286

TO ALL WHOM THESE PRESENTS MAY CONCERN:

JUN 10 1983  
R.M.C.

WHEREAS, MELVIN K. YOUNTS and ROBERT ALLEN LEAGUE, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto McPHERSON REALTY, INC.

(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 ---TWO HUNDRED SEVENTY SEVEN FIVE THOUSAND AND NO/100 (\$275,000.00)-----Dollars is 275,000.00 due and payable in accordance with the terms and conditions of Note executed of even date

with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, to be paid

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 City of Greenville, and being composed of Lots 3,4,5,6,7, 10,11,12,13,14,15 and 16 in accordance with plat made for David W. Younts and Robert Allen League by Carolina Survey Company dated November 23, 1983, recorded in Plat Book DE, Page 85, R.M.C. Office for Greenville County and being more fully described in accordance with said Plat, to-wit:

BEGINNING at an old bolt on the Southern side of Pendleton Street at the intersection of Burdette Street and running thence along Burdette Street S. 46-0 E. 250 ft. to an iron pin; thence S. 43-23 W. 151.2 ft. to an iron pin; thence S. 46-37 E. 100 ft. to an iron pin; thence S. 43-13 W. 150 ft. to an iron pin; thence N. 44-0 W. 153.3 ft to an iron pin; thence N. 30-0 W. 208.2 ft. to an iron pin; thence N. 43-54 E. 237.4 ft. to the old bolt, being the point of beginning.

This being the same property as conveyed to Mortgagors by deed from McPherson Realty, Inc. recorded in Deed Book 1002, Page 208, R.M.C. Office for Greenville County on December 9, 1983.

This mortgage cannot be assigned or assumed without the consent of mortgagee except assigned or assumed within the families of the mortgagors. Mortgagee may assign.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all 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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