

First Mortgage on Real Estate

MORTGAGE

FILED GREENVILLE CO. S. C.

JAN 17 1 07 PM 1962

OLLIE FARNSWORTH R.M.C.

879 401

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:
James K. Young and Ruth P. Young

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 NO/100----

DOLLARS (\$ 4,000.00----), with interest thereon from date at the rate of Six (6%)-- per centum per annum, said principal and interest to be repaid in monthly installments of Forty Four and no/100---- Dollars (\$44.00) each on the first day of each month hereafter until the principal and interest are fully paid; each payment to be applied first to payment of interest and then to payment of principal, and

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, including advances made by the Mortgagee on other or no security:

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, in Austin Township, containing 7.96 acres, designated as Lot 2 on a plat of the property of W. E. Perrett, prepared by J. C. Hill, RLS, dated June 13, 1947, recorded in the RMC Office for Greenville County in Plat Book R at page 91, and further described according to said plat as follows:

BEGINNING at a nail and cap at the Northeastern corner of Lot 1, running thence with the line of lot 1, N. 39-15 W. 896.0 feet to an iron pin; thence N. 32-10 E. 296.0 feet to an iron pin at the Southwest corner of Lot 3; thence along the line of Lot 3, S. 60-15 E. 720 feet to a nail and cap; thence S. 18-30 W. 635.25 feet to the Beginning.

Being the same property conveyed to Ruth P. Young by deed recorded in Deed Book 323 at page 368.

ALSO: All that certain piece parcel or lot of land lying near Roper Mountain Church, off the Roper Mountain Road, containing one acre, more or less, as per survey of J. C. Hill, October 7, 1961, and being further shown on a plat of the property of W.F. Perrett prepared by J.C. Hill on June 13, 1947, recorded in the RMC Office for Greenville County in Plat Book Rat page 77, and being further described as follows:

BEGINNING at an iron pin at the Northwestern corner of a 2 acre tract, now or formerly owned by Austin Todd, running thence with the Todd property line, N. 83-30 E. 390 feet to an iron pin; thence a new line through the Perrett property, N. 24-30 W. 159.9 feet to an iron pin in line of Lot 1, now or formerly owned by Hawkins; thence along the line of Lot 1, S. 70-45 W. 380.4 feet to an iron pin; thence S. 30-30 E. 78.5 feet to the Beginning corner.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or 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.

Being the same property conveyed to mortgagors by deed of J. Longfellow Perrett, recorded in Deed Book 684 at page 253.

12 Nov. 63

Elizabeth Nicols

Bonnie Williams
Devised. Mr. Conrad

4 Dic.
Ollie Farnsworth
P.M. 10/16/96