



WHEREAS, We, Wallace L. Young and Mary B. Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto Farmers Bank of Simpsonville

(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

Seven Hundred and No/100 -- Dollars (\$ 700.00) due and payable

One year from date

With interest thereon from date at the rate of 6 1/2 per centum per annum, to be paid semi-annually, in adv.

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, Austin Township, located on the east side of Palmetto Street, north of the Town of Simpsonville, and being designated as lot No. 8 on a plat of the subdivision of the Simpsonville Investors, Inc., and being more fully described as follows:

BEGINNING at an iron pin on the east side of Palmetto Street on line of Sloan property and running thence N. 53-54 E. 16.3 feet to an iron pin; thence N. 54-45 E. 135 feet to an iron pin; thence S. 22-20 E. 124.5 feet to an iron pin on Lot No. 7; thence along line of Lot No. 7, S. 67-40 W. 117.6 feet to an iron pin on Palmetto Street; thence along Palmetto Street N. 22-20 W. 90.04 feet to the beginning corner and being a portion of the same property conveyed to the Simpsonville Investors, Inc. by deed from F. W. Garrison and others recorded in the Greenville County R. M. C. Office and conveyed to H. N. Hammond, Jr., by deed of Simpsonville Investors, Inc., dated January 9, 1960, recorded in Deed Volume 646 at page 359.

The above described property is conveyed subject to the following restrictions:

- 1- No building is to be erected or used for commercial purposes on said lot.
- 2- Any dwelling erected on said lot shall be at least 25 feet from property line of street on which said lot fronts.
- 3- Any dwelling erected on said lot shall contain at least 1200 square feet of floor space on the first floor exclusive porches and garage; shall cost a minimum of \$ 10,000.00; shall be completed before being occupied; and shall be equipped with a satisfactory septic tank or connected to a sewer.
- 4- No outbuildings with the exception of a garage shall be erected within 60 feet of the street on which the said lot fronts.
- 5- No goats or pigs are to be kept on said lot.
- 6- Any fence erected shall be at least 60 feet from the property line of the street on which the lot fronts.

A plat of above subdivision recorded in Plat Book TT at page 115 in the Greenville County R. M. C. Office.

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.

PAID IN FULL, DATE 3-16-67
The Farmers Bank of Simpsonville
Simpsonville, S. C.

Per W. L. Bramlett Jr.
President

Witness Ann W. Hughes
Elizabeth B. Hughes

SATISFIED AND CANCELLED OF RECORD

28 DAY OF April 1967

Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.

AT 2:30 O'CLOCK A. M. NO. 26157