

USL—FIRST MORTGAGE ON REAL ESTATE

FILED
GREENVILLE CO. S. C.

MORTGAGE MAR 14 12 53 PM '69

OLLIE FARNSWORTH
R. M. C.

State of South Carolina }

COUNTY OF Greenville

To All Whom These Presents May Concern: GARVIN A. YOUNG and BILLIE J. YOUNG

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

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, 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 SIXTEEN THOUSAND TWO HUNDRED

DOLLARS (\$ 16,200.00), with interest thereon from date at the rate of seven (7%) per centum per annum, said principal and interest to be repaid as therein stated, 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;

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 at the northeast intersection of Edwards Road and Ike's Road, in Chick Springs Township, being shown and designated as Lot No. 3 on plat of property of James F. Finley, made by J. Mac Richardson, May 1959, recorded in the RMC Office for Greenville County, S. C., in plat book SS page 165, and having according to said plat and a survey by R. K. Campbell, dated Jan. 12, 1960, the following metes and bounds, to-wit:

Beginning at an iron pin on the southeast side of Edwards Road, at joint front corner of Lots 2 & 3, and running thence with the line of Lot 2, S. 52-35 E. 150 feet to an iron pin; thence along the line of lot 4, S. 21-30 W. 50.1 feet to an iron pin on the north side of Ike's Road; thence along the north side of Ike's Road S. 88-27 W. 180 feet to an iron pin; thence with the curve of Ike's Road and Edwards Road (the cord being N. 30-05 W. 19.1 feet) to an iron pin on the southeast side of Edwards Road; thence along Edwards Road N. 31-24 E. 54.8 feet to an iron pin; thence continuing with Edwards Road N. 37-04 E. 100 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.