

OLLE FARNSWORTH
GREENVILLE CO. S. C.

BOOK 1121 PAGE 631

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

APR 4 10 19 AM '69
MORTGAGE OF REAL ESTATE
OLLIE FARNSWORTH
R. McALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, T. C. Young, Jr., and Elizabeth J. Young,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina

(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 Nine Hundred and Ninety-Nine and 80/100

Dollars (\$4,999.80) due and payable

in sixty (60) monthly installments of Eighty-Three and 33/100 (\$83.33) Dollars commencing on the first day of May, 1969, and on the same date of each successive month thereafter until paid in full.

~~with interest thereon from date to date of payment of each installment as provided in the promissory note herewith:~~

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, in the City of Greenville, on the southeastern side of Stewart Street, and being shown as Lot No. 15 of Block C on a plat of Kanaténah recorded in the R.M.C. Office for Greenville County in Plat Book "F", at pages 131 and 132 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southeastern side of Stewart Street at the joint front corner of Lots No. 14 and 15, of Block C, and running thence along the line of Lot No. 14 s. 26-30 e. 165 feet to an iron pin; thence n. 63-35 e. 60 feet to an iron pin; thence with the line of Lot No. 16 n. 26-30 w. 165 feet to an iron pin on the southeastern side of Stewart Street; thence with the southeastern side of Stewart Street s. 63- 35 w. 60 feet to the beginning corner.

Together with all and singular rights, members, herditaments, 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.