

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, Mary L. DeYoung

WHEREAS, I, Mary L. DeYoung

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(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 two hundred fifty and no/100- - - - Dollars (\$ 4,250.00) due and payable
Fifty dollars per month until principal and interest are paid in full-

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually from date hereof

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, Chick Springs Township, and in the new City Limits of the City of Greer and on the west side of Poplar Drive (was Pelham Road), and being all of Lots No's 15, 16 and 17 on Plat of the O.P. Smith property prepared by W.A. Christopher, Surveyor, May 17th, 1924, and having the following metes and bounds, according to said plat: As to Lot No. 15, BEGINNING at corner of Lot No. 14 on Palham Road (now Poplar Drive), and runs thence with said road and street S. 1.00 W. 50 feet to corner of Lot No. 16; thence with that line N. 89 W. 187 feet; thence N. 1.00 E. 50 feet to corner of Lot No. 14; thence with that line S. 89 E. 187 feet to the beginning corner;

As to Lot No. 16: BEGINNING on said Road and Street at corner of Lot No. 15, and runs thence with said Road and Street S. 1.00 W. 50 feet to corner of Lot No. 17; thence with line of Lot No. 17, N. 89 W. 187 feet; thence N. 1.00 E. 50 feet to corner of Lot No. 15; thence with line of this lot, S. 89 E. 187 feet to the beginning corner;

Also, As to Lot No. 17: BEGINNING on the said Pelham Road (Poplar Drive) at corner of Lot No. 16, and runs thence with said road and street S. 1.00 W. 50 feet to thirty-foot alley or avenue; thence with this Avenue N. 89 W 187 feet; thence N. 100 E. 50 feet to corner of Lot No. 16; thence with that line S. 89 E. 187 feet to the beginning corner.

These being the same lots of land conveyed to me by deed from E. Inman, Master dated 5th day of May, 1967, recorded in R.M.C. Office for Greenville County in Vol. 819, at page 121, and by deed from Maggie DeYoung, Helen Moroe, William Ferguson, George Lane, as heirs of John Lane and Lorena V. Lane, dated the 5th day of May, 1967, and recorded in the R.M.C. Office for Greenville County in Book 819 at page 112.

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.