

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUL 28 8 55 AM '70

BOOK 1161 PAGE 573

OLLIE FARNSWORTH
R. M. C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WE, BILLY JOE DeYOUNG AND MARGARET D. DeYOUNG

(hereinafter referred to as Mortgagor) is well and Truly indebted unto EDWARDS & 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

Six Thousand Five Hundred and No/100----- Dollars (\$6,500.00) due and payable

at the rate of One Hundred and Thirty-one and 80/100 Dollars (\$131.80)

per month, beginning thirty (30) days from date and continuing thereafter for sixty (60) months

with interest thereon from date at the rate of 8% per centum per annum, to be paid: monthly

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, All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located about three miles Southwest from Greer, S. C. and having the following metes and bounds according to a survey and plat made for Billy Joe DeYoung by H. C. Clarkson, Jr., Surveyor, dated October 6, 1965, which plat to be recorded herewith and has the following metes and bounds, to wit:

BEGINNING at a point in the center of Suber Road (iron pin set off 23 feet on Eastern side of road) at corner of Satterfield lot and runs thence S. 25-45 E. 200 feet to a point in center of said road (old iron pin set off at 25 feet on Eastern side of road); thence N. 45-30 E. 2079 feet along the property now or formerly of J. H. Bramlett to center of Princess Creek (iron pin set off 12 feet on West bank of creek); thence along said creek, the creek line the following courses and distances: N. 7-30 E., 95.5, N. 42.55 E. 50 feet, N. 22-45E., 100 feet and N. 17-08 W., 106 feet (iron pin at 12 feet on West bank of Creek); thence along the line of lands now or formerly of Minnie L. Hahn S. 48-00 W. 2027 feet to an iron pin at corner of Satterfield lot; thence S. 25-45 W., 100 feet to an iron pin; thence S. 48-00 W. 223 feet to the beginning corner and containing 11.20 acres more or less.

This is the greater part of the property conveyed to Roy Farmer by Minnie L. Hahn by deed recorded in deed book 226 page 364, Greenville County R. M. C. Office see Deed Book 780 page 515.

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.