

FILED
GREENVILLE CO. S. C.

BOOK 1229 PAGE 485

MORTGAGE OF REAL ESTATE—Office of Leve, Thoruton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

APR 17 1 44 PM '72

OLLIE FARNSWORTH
R. H. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: John R. Young

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

WHEREAS, the Mortgagor is well and truly indebted unto Edwin F. Patterson and Mildred S. Patterson

(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 No/100 ----- DOLLARS (\$ 4,000.00),

with interest thereon from date at the rate of ----- per centum per annum, said principal and interest to be repaid:

\$2,000.00 90 days from date, and balance of \$2,000.00
150 days from date, with no interest.

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, situate on Mauldin Circle, being shown on plat of property of H.C. Taylor, dated 10/20/69, prepared by Terry T. Dill, recorded in Plat Book 4C at Page 119 in the RMC Office for Greenville County, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southern side of Mauldin Circle, which iron pin in S 1-43 W 50 feet from the joint front corner of Lot 4 and Lot 5, and running thence with the curvature of Mauldin Circle, the chord being S 30-22 E 23.5 feet to an iron pin on the western side of Mauldin Circle; thence with said Circle S 39-58 W 102.8 feet to an iron pin; thence with curvature of said Circle S 73-11 W 41.3 feet to an iron pin; thence N 51-08 W 125 feet to an iron pin; thence N 35-04 W 60.7 feet to an iron pin; thence with another curvature of Mauldin Circle N 59-30 E 28.4 feet to an iron pin; thence S 79-22 E 102.3 feet to an iron pin; thence S 83-05 E 101.5 feet to the point of beginning. This property is also known as an unnumbered lot on Plat of the property of H.C. Taylor, dated December 1956, prepared by C.O. Riddle and recorded in Plat Book WW at Page 417 in the RMC Office for Greenville County.

This is the same property conveyed to Mortgagor by deed of Mortgagee to be recorded herewith.

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.