

GREENVILLE, S.C.

BOOK 1250 PAGE 357

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

ELIZABETH RIDGEE
R.M.C.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Mary A. Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto Hubert E. Nolin

(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

ONE THOUSAND AND EIGHTY THREE AND 94/100 - - - - - Dollars (\$ 1,083.94) due and payable

\$250.00 on June 23, 1973; \$250.00 on June 23, 1974; \$250.00 on June 23, 1975 and the balance due hereon to become due and payable on June 23, 1976, PLUS INTEREST ANNUALLY,

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

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 Oaklawn Township on Horse Creek in School District 2E and bounded by lands now or formerly belonging to Eldon E. Davenport; T. P. Chapman and W. T. Allison and being more particularly described as follows:

BEGINNING at a stone on Horse Creek, W. T. Allison corner and running thence S. 8-00 W. 8.14 chains (537.24 feet) to a stone, Eldon E. Davenport corner; thence N. 89 1/2 East 28.90 chains (1,907.4 feet) along Eldon E. Davenport line to a flint rock on W. S. Meekin line; thence N. 27-00 West 18.43 chains (1,222.98 feet) to a stone on Horse Creek; thence with said creek as the line about 30 chains (1,980 feet) to the beginning corner, containing 21.28 acres, more or less.

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.