

MORTGAGE OF REAL ESTATE—Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law, Greenville, S. C.

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BOOK 1264 PAGE 507

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
REGULATORY BOARD
COMPLIED WITH
file

DONNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:
PURCHASE MONEY MORTGAGE

WHEREAS, Edward Young and Jimmy Young

(hereinafter referred to as Mortgagor) is well and truly indebted unto

Kathryn A. Taylor

(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

Eighteen Thousand Five Hundred Fifty and no/100----- Dollars (\$ 18,550.00) due and payable

with interest thereon from date at the rate of 7-1/2 per centum per annum, to be paid:
in equal monthly installments of \$160.00 per month until paid in full.

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 Grove Township, containing 45.10 acres,

more or less, and having the following metes and bounds according to a plat and survey made by W. J. Riddle on January 13, 1936, said plat being recorded in the RMC Office for Greenville County in Plat Book J at Page 165:

BEGINNING at a stake in the center of a creek at the joint corner of a tract now or formerly of Nannie Smith, J. M. Brown and P. C. Carr, and running thence with said creek as the line N. 49-45 E. 370 feet to a bend in said creek; thence still with said creek as the line S. 73-00 E. 311 feet to a stake; thence S. 84-00 E. 610 feet to a stake in line of property now or formerly of E. B. Martin; thence with line of Martin property N. 1-45 E. 430 feet to a stone; thence still with Martin property N. 89-15 E. 781 feet to a stake; thence with line of property now or formerly of Burdette N. 9-30 W. 588 feet to an iron pin; thence with line of property now or formerly of Griffin N. 50-30 W. 315 feet to an iron pin; thence with line of property now or formerly of Loftis S. 84-45 W. 1953 feet to an iron pin; thence with line of property now or formerly of T. H. Foster Estate S. 15-30 E. 593 feet to a pin; thence with line of property now or formerly of Carr S. 16-07 E. 566 feet to the point of beginning.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all 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.